



Volume XIX

MAY 24
1950

Number 21

As I sell

THE CHANGES IN SELLING PRICES OF RESIDENCES, 1942-1950

FROM June 1942 to April 1950 in the average city of the United States a typical six-room frame house not over one year old had increased in selling price by approximately 108 per cent. If the house was in the suburbs of a large city, the average increase in price was 110 per cent. This fact has been disclosed by a survey we have just completed in contrast with similar studies which we made in 1942, 1946 and 1948.

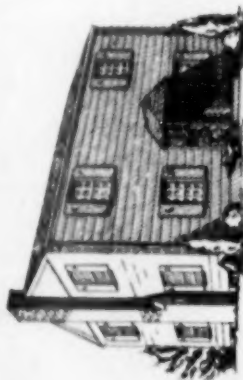
In conducting these surveys we sent a questionnaire to the tax assessor and to at least ten prominent real estate operators in each of 160 cities. This questionnaire pictured and described the standard six-room house which we have used for our construction cost studies back to 1913. In those cities where this house is not ordinarily built according to the specifications we have given, the specifications were generally changed by those giving us the information for their communities. For instance, in certain sections of the South this house would be built without a basement and without a regular furnace. A floor heater would probably be substituted in some regions. In a few communities the lot size was not typical and had to be modified.

In the 1942 questionnaire we received adequate replies from 151 of the 160 cities contacted. In 1946 we received satisfactory answers from persons in 135 cities; in 1948 and 1950 satisfactory answers were received from persons in 143 cities. For each city figures were compiled for the city proper and for the homes beyond the city limits of the central city; in some cases in this outer area it was necessary to average many satellite communities into a single set of figures.

As will be seen from the questionnaire reprinted on the following page, the information asked concerned:

1. The value of a lot 50 feet x 125 feet, suitable for the standard house, near transportation and schools, on a 40-foot street with concrete or comparable paving, cement sidewalks and curbs.
2. The selling price of a house (not over one year old) and lot of this type.
3. The monthly rental.
4. Assessments and taxes.

(cont. on page 179)



1950 RESIDENTIAL TAX SURVEY

THESE ARE THE SPECIFICATIONS

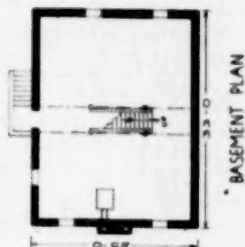
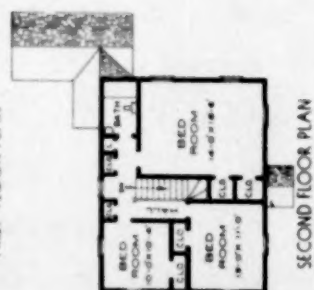
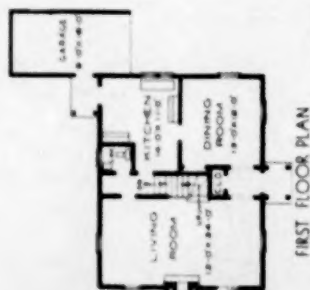
This six-room colonial frame residence has been selected as similar buildings have been erected in most parts of the United States. The house proper has a cubic content of 23,792 cubic feet and the attached garage an additional 1575 cubic feet, or a total cubic content of 25,367 cubic feet.

THIS IS THE HOUSE

In brief, the plans and specifications call for concrete foundations, concrete basement and garage floors; concrete slabs for front and rear stoops; frame exterior walls with 3/4 inch x 10 inch redwood siding, with stucco gable ends; three coat plaster walls; oak flooring; pine B & B trim; 1-3/8 inch six-panel #1 pine doors; tile wainscot and floors in bathroom and lavatory; two kitchen cabinets; 266 lbs. asphalt shingle roof with copper gutters and downspouts; modern bathroom fixtures; hot water heat; modern electrical installation; insulation in exterior walls and second floor ceiling.

Throughout good average quality material and workmanship have been used.

THESE ARE THE FLOOR PLANS



THESE ARE THE QUESTIONS

	Within City Limits	Beyond City Limits
What would a lot 50x125, suitable for this house and near transportation and schools, sell for on a 40 foot street with concrete or comparable paving, curbs, sidewalks and curbs?	\$	\$
What would this lot and house, not over one year old, sell for in your community?	\$	\$
What would this property rent for?	\$	\$
How much do you estimate this house and lot could be expected for for purposes in your community?	\$	\$
How much would the taxes amount to if house were leased occupied?	\$	\$
How much would the taxes amount to if house were owner occupied?	\$	\$
NAME OF CITY		
(Sign)		

(cont. from page 177)

In compiling the results we have given separate figures on taxes for owner occupancy and tenant occupancy for those cities in which some form of homestead tax exemption exists.

All replies for each city were averaged with the exception of an occasional answer which was badly out of line with all of the other replies received. Throwing out these erratic answers made it impossible for any individual to affect the final result.

It is realized that in some cities the averages obviously indicate that the persons filling out the questionnaire did not have the same conception of the house we pictured and described as did those in other communities. As a rule, however, in most cities the opinions of the various persons who answered our questionnaire were not too badly at variance. On the whole it seems to us that the replies we have tabulated here are fairly reasonable.

LOT VALUE

There have been many theories among real estate men regarding the proper relationship between the cost of the ground and the cost of the building.

This study probably proves that no definite relationship between ground and building exists in different parts of the United States. It also proves that with higher construction costs, the ratio of the value of the lot to total cost has been declining. In the cities, for instance, in 1942 the lot formed 13.4 per cent of the cost of the property; in 1948 it averaged 9.9 per cent, and in 1950, 11 per cent. In the suburbs in 1942 it averaged 10.1 per cent, in 1948 only 7.4 per cent, and in 1950, 8.3 per cent.

SELLING PRICE

In April 1950 the average selling price in the 143 cities covered by our survey for the typical six-room frame house (not over one year old) was

\$16,630. This was an increase of 108 per cent over the \$7,973 average price in 1942, an increase of 19.5 per cent over the \$13,916 price in 1946, and a 1.7 per cent increase over the 1948 price. In the suburbs on the average the price was slightly lower in all four surveys than it was within the city limits. In 1950 the average price in the suburbs dropped fractionally below the 1948 average.

MONTHLY RENT

The average monthly rent reported in the 143 cities in April 1950 was \$123 per month within the city limits, 83.6 per cent above the 1942 figures,

33.7 per cent above the 1946 figures and 2.5 per cent above the 1948 figures. It should be remembered in studying this table that these figures were asked for on buildings not over one year old, and most of these buildings would not be under rent control. Rents have certainly not advanced by percentages of this type on older buildings where the rentals have been frozen. In the suburban areas the average rent was \$110 in April of this year, in contrast with \$62 in 1942. This is an increase since 1942 of 77.5 per cent.

In the past there has been considerable discussion on the part of real estate operators in regard to the relationship between monthly rent and the value of the property. A rule of thumb widely used and accepted during the real estate boom of the twenties was that a piece of residential property was worth 100 times its monthly rent. In the 151 cities reporting in 1942 it was found that the sales value

(cont. on page 192)

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

AKRON, OHIO					ALBANY, N. Y.					ALLENTOWN, PA.				
	1942	1946	1948	1950	1942	1946	1948	1950		1942	1946	1948	1950	
Value of lot - City	\$ 725	\$ 1,150	\$ 1,050	\$ 1,300	\$ 1,067	\$ 1,350	\$ 2,000	\$ 1,667		\$ 1,416	\$ 1,625	\$ 1,750	\$ 1,568	
Ditto - Suburban	423	750	667	617	523	700	1,500	1,167		716	1,031	813	600	
Value of house & lot - City	7,750	15,750	17,000	15,250	8,000	15,000	15,000	16,833		8,333	12,500	17,500	17,125	
Ditto - Suburban	6,500	12,000	16,000	14,500	7,000	13,500	13,000	16,167		7,333	11,375	14,167	16,167	
Monthly rent - City	75	90	117	94	68	125	150	150		59	75	145	123	
Ditto - Suburban	45	78	90	93	61	83	150	137		50	80	113	115	
Taxes, owner occupancy - City	120	188	215	211	261	308	360	448		184	199	337	187	
Ditto - Suburban	75	103	170	160	163	220	250	360		108	118	221	134	
Taxes, tenant occupancy - City	120	188	215	211	261	308	360	448		184	199	337	187	
Ditto - Suburban	75	103	170	160	163	220	250	360		108	118	221	134	
Value 7 times monthly rent	108	175	145	163	118	120	100	112		141	167	121	139	
Ditto - Suburban	123	192	178	154	115	145	100	85		147	175	143	141	
Annual rent as % of value	11.6%	6.9%	8.3%	7.4%	10.2%	10.0%	12.0%	10.7%		8.5%	7.2%	9.9%	8.6%	
Ditto - Suburban	8.8%	6.2%	6.8%	7.6%	10.5%	8.3%	12.0%	10.2%		8.2%	6.9%	8.4%	8.5%	
ALTOONA, PA.					ANN ARBOR, MICH.					ATLANTA, GA.				
	1942	1946	1948	1950	1942	1946	1948	1950		1942	1946	1948	1950	
Value of lot - City	\$ 900	\$ 980	\$ 1,750	\$ 1,240	\$ 1,200	\$ 1,363	\$ 1,617	\$ 2,157		\$ 1,166	\$ 1,300	\$ 1,500	\$ 1,500	
Ditto - Suburban	500	530	1,100	850	1,000	756	960	1,517		1,050	1,250	2,000	1,000	
Value of house & lot - City	6,375	10,217	15,750	14,400	10,500	16,563	16,679	20,343		7,750	15,400	18,900	13,500	
Ditto - Suburban	5,375	9,417	13,000	13,240	8,675	14,417	17,900	18,750		7,833	15,600	18,500	13,750	
Monthly rent - City	53	72	88	93	75	95	130	125		69	79	130	112	
Ditto - Suburban	46	65	88	84	72	84	120	100		69	78	150	112	
Taxes, owner occupancy - City	132	218	260	242	159	179	221	232		124	175	175	171	
Ditto - Suburban	110	171	220	148	37	42	120	141		88	148	129	151	
Taxes, tenant occupancy - City	132	218	260	242	159	179	221	232		160	301	223	225	
Ditto - Suburban	110	171	220	148	37	42	120	141		128	184	197	234	
Value 7 times monthly rent	130	143	179	186	140	175	144	163		112	195	123	121	
Ditto - Suburban	117	149	148	150	115	172	149	138		112	205	123	123	
Annual rent as % of value	10.0%	6.9%	6.7%	7.8%	8.6%	6.0%	8.4%	7.4%		10.7%	6.3%	9.7%	10.0%	
Ditto - Suburban	10.5%	6.3%	8.1%	8.0%	8.7%	7.0%	8.0%	6.4%		10.6%	5.8%	8.7%	9.8%	
ATLANTIC CITY, N. J.					AUGUSTA, GA.					AUSTIN, TEX.				
	1942			1950	1942	1946	1948	1950		1942	1946	1948	1950	
Value of lot - City				\$ 3,000	\$ 716	\$ 1,267	\$ 1,750	\$ 1,500		\$ 965	\$ 1,770	\$ 1,500	\$ 2,500	
Ditto - Suburban	\$ 1,125			1,000	433	633	1,000	850		800	333	683	388	
Value of house & lot - City				18,147	7,116	13,000	15,500	15,300		7,535	10,370	16,167	19,750	
Ditto - Suburban	5,250			18,000	6,750	11,667	14,500	14,400		19,667	15,500	17,833	17,833	
Monthly rent - City				125	55	82	100	105		72	133	125	133	
Ditto - Suburban	45			100	50	83	100	96			100	98	100	
Taxes, owner occupancy - City				350	156	141	166	228		96	226	223	222	
Ditto - Suburban	245			210	41	68	61	85			70	71	82	
Taxes, tenant occupancy - City				350	212	160	229	316		118	242	229	233	
Ditto - Suburban	245			210	103	125	124	155			83	78	47	
Value 7 times monthly rent				145	129	141	155	146		105	148	145	148	
Ditto - Suburban	113			160	113	141	145	131		8,250	197	158	178	
Annual rent as % of value				8.3%	9.3%	8.5%	7.7%	8.2%		11.8%	8.2%	8.3%	8.1%	
Ditto - Suburban	10.6%			7.5%	8.9%	8.6%	8.3%	8.0%			8.1%	7.6%	8.7%	
BALTIMORE, MD.					BEAUMONT, TEX.					BETHLEHEM, PA.				
	1942	1946	1948	1950	1942	1946	1948	1950		1942	1946	1948	1950	
Value of lot - City	\$ 1,350	\$ 1,563	\$ 2,000	\$ 2,000	\$ 1,000	\$ 1,700	\$ 2,500	\$ 1,833		\$ 825	\$ 1,017	\$ 1,000	\$ 900	
Ditto - Suburban	1,050	1,125	1,325	1,500	868	750	800	800		800	333	683	388	
Value of house & lot - City	6,168	14,125	16,000	15,500	5,416	13,756	17,750	19,667		8,763	10,938	14,750	14,625	
Ditto - Suburban	7,415	14,125	17,000	14,940	5,250	10,875	15,500	19,750		8,250	10,250	13,500	13,250	
Monthly rent - City	63	99	135	140	59	90	125	125		73	98	119	101	
Ditto - Suburban	78	99	122	113	47	87	115	100		64	85	114	91	
Taxes, owner occupancy - City	209	258	250	300	270	229	275	275		137	210	188	220	
Ditto - Suburban	99	123	175	194	175	250	275	275		102	98	190	161	
Taxes, tenant occupancy - City	209	258	250	300	347	207	275	275		137	210	188	220	
Ditto - Suburban	99	123	175	194	175	250	275	275		102	98	190	161	
Value 7 times monthly rent	100	143	133	111	82	153	142	157		120	112	124	145	
Ditto - Suburban	95	143	133	130	175	182	135	158		129	121	118	150	
Annual rent as % of value	12.1%	8.4%	8.0%	10.8%	13.1%	7.9%	8.0%	7.9%		10.0%	10.7%	9.7%	8.3%	
Ditto - Suburban	12.9%	8.4%	8.0%	9.3%	10.5%	7.4%	8.0%	8.1%		9.3%	9.0%	10.1%	8.0%	

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

BIRMINGHAM, ALA.

BOSTON, MASS.

BRIDGEPORT, CONN.

	1942	1946	1948	1950	1942	1946	1948	1950	1942	1946	1948	1950
Value of lot - City	\$ 800	\$ 1,479	\$ 1,500	\$ 1,350	\$ 880	\$ 1,100	\$ 1,000	\$ 2,267	\$ 1,200	\$ 1,100	\$ 1,000	\$ 1,175
Ditto - Suburbs	800	1,261	1,328	1,300	780	1,125	1,000	1,333	800	1,180	750	985
Value of house & lot - City	5,850	12,250	14,875	14,700	7,066	10,000	17,500	16,187	9,083	14,000	16,000	16,166
Ditto - Suburbs	6,712	12,817	16,987	18,300	7,566	10,750	16,250	14,187	9,000	14,340	17,000	16,250
Monthly rent - City	58	84	96	105	70	78	118	112	85	111	125	119
Ditto - Suburbs	59	80	100	113	70	75	88	100	77	110	123	110
Taxes, owner occupancy - City	114	146	138	158	297	260	450	511	214	260	220	273
Ditto - Suburbs	87	105	101	99	210	195	400	337	142	202	150	235
Taxes, tenant occupancy - City	128	157	144	160	297	260	450	511	214	250	220	273
Ditto - Suburbs	60	115	109	115	210	195	400	337	142	202	150	235
Value 7 times monthly rent	118	146	155	140	110	128	148	144	107	126	128	136
Ditto - Suburbs	114	161	170	137	108	143	165	142	117	120	136	148
Annual rent as % of value	10.2%	8.2%	7.7%	8.6%	11.0%	8.4%	8.1%	8.3%	11.2%	8.5%	9.4%	8.8%
Ditto - Suburbs	10.5%	7.4%	7.1%	8.7%	11.1%	8.4%	8.2%	8.5%	10.2%	8.2%	8.9%	8.1%

BUFFALO, N. Y.

CAMBRIDGE, MASS.

CAMDEN, N. J.

	1942	1946	1948	1950	1942	1946	1948	1950	1942	1946	1948	1950
Value of lot - City	\$ 912	\$ 1,685	\$ 1,350	\$ 1,900	\$ 1,050	\$ 2,775	\$ 2,167	\$ 1,500	\$ 625	\$ 960	\$ 1,375	\$ 775
Ditto - Suburbs	850	1,262	1,100	1,850		2,267	1,000	1,150	666	950	1,375	1,150
Value of house & lot - City	8,500	13,607	15,595	14,375	8,000	14,300	16,687	15,750	8,816	9,700	13,750	13,000
Ditto - Suburbs	8,170	13,548	15,495	14,500		13,833	15,000	14,000	7,750	10,750	13,625	13,500
Monthly rent - City	74	85	100	116	75	101	133	144	65	79	78	88
Ditto - Suburbs	74	86	100	123		90	106	106	63	88	94	113
Taxes, owner occupancy - City	308	379	358	379	349	403	435	450	330	338	334	333
Ditto - Suburbs	199	243	224	268		327	420	357	184	189	191	216
Taxes, tenant occupancy - City	308	379	358	379	349	403	435	450	330	338	334	333
Ditto - Suburbs	199	243	224	268		327	420	357	184	189	191	216
Value 7 times monthly rent	115	161	154	134	107	142	125	106	107	124	161	148
Ditto - Suburbs	110	156	155	118		134	129	132	123	123	145	119
Annual rent as % of value	10.5%	7.5%	7.7%	9.7%	11.3%	8.5%	9.0%	11.0%	11.3%	9.7%	8.6%	8.1%
Ditto - Suburbs	10.8%	7.6%	7.7%	10.2%		7.8%	8.6%	9.1%	9.8%	9.2%	8.3%	10.0%

CANTON, OHIO

CEDAR RAPIDS, IOWA

CHARLESTON, W. VA.

	1942	1946	1948	1950	1942	1946	1948	1950	1942	1946	1948	1950
Value of lot - City	\$ 900	\$ 1,133	\$ 1,820	\$ 1,488	\$ 1,283	\$ 1,696	\$ 1,969	\$ 1,700	\$ 1,875	\$ 2,000	\$ 1,400	\$ 2,550
Ditto - Suburbs	780	967	1,264	1,100		1,250	1,436	1,017	1,250	1,436	1,017	1,025
Value of house & lot - City	8,500	14,000	17,562	16,250	10,333	14,788	18,563	20,000	8,000	17,000	15,925	16,000
Ditto - Suburbs	8,850	13,583	17,000	16,000		8,250	14,250	15,000	8,250	14,250	15,000	14,125
Monthly rent - City	75	87	125	125	68	78	131	113	65	94	125	114
Ditto - Suburbs	68	84	118	119		60	74	125	60	74	125	93
Taxes, owner occupancy - City	106	127	204	213	133	125	297	177	66	93	133	93
Ditto - Suburbs	75	84	151	148		44	85	60	44	85	60	68
Taxes, tenant occupancy - City	106	127	204	213	196	162	186	239	109	186	136	188
Ditto - Suburbs	75	84	151	148		88	132	64	88	132	64	136
Value 7 times monthly rent	119	161	140	130	152	189	142	177	123	181	127	140
Ditto - Suburbs	130	162	148	134		134	163	120	134	163	120	162
Annual rent as % of value	10.1%	7.9%	8.5%	9.2%	7.9%	6.3%	8.5%	8.8%	9.8%	6.0%	9.4%	8.6%
Ditto - Suburbs	8.3%	7.4%	8.1%	8.9%		8.7%	6.2%	10.0%	8.7%	6.2%	10.0%	7.6%

CHATTANOOGA, TENN.

CHICAGO, ILL.

CINCINNATI, OHIO

	1942	1946	1948	1950	1942	1946	1948	1950	1942	1946	1948	1950
Value of lot - City	\$ 750	\$ 900	\$ 1,213	\$ 1,712	\$ 1,812	\$ 2,517	\$ 2,800	\$ 2,150	\$ 1,460	\$ 2,167	\$ 2,875	\$ 2,125
Ditto - Suburbs	466	583	846	1,000	1,300	2,306	2,287	1,770	1,241	1,383	1,950	2,436
Value of house & lot - City	7,833	12,688	14,375	14,562	10,062	15,875	17,500	19,600	8,150	15,625	17,900	17,063
Ditto - Suburbs	6,916	13,125	14,000	13,312	9,350	16,835	17,086	19,300	8,025	14,375	17,250	16,613
Monthly rent - City	60	79	113	108	76	98	130	150	64	96	146	125
Ditto - Suburbs	53	73	100	95	75	108	125	154	57	84	137	116
Taxes, owner occupancy - City	208	269	346	388	215	270	380	380	139	157	245	322
Ditto - Suburbs	193	141	253	118	180	216	306	327	81	111	178	159
Taxes, tenant occupancy - City	208	269	346	388	215	270	380	380	139	157	245	322
Ditto - Suburbs	193	141	253	118	180	216	306	327	81	111	178	159
Value 7 times monthly rent	131	160	127	135	132	162	135	131	143	160	123	137
Ditto - Suburbs	131	180	140	140	123	154	136	129	141	171	110	144
Annual rent as % of value	9.2%	7.5%	9.4%	8.9%	9.1%	7.4%	8.9%	9.2%	8.4%	7.5%	9.0%	8.8%
Ditto - Suburbs	9.2%	6.7%	8.6%	8.6%	9.7%	7.6%	8.8%	9.6%	8.5%	7.0%	10.9%	8.3%

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

CLEVELAND, OHIO

	1942	1946	1948	1950
Value of lot - City	\$ 1,050	\$ 1,000	\$ 2,500	\$ 1,750
Ditto - Suburban	918	1,500	2,250	1,850
Value of house & lot - City	9,093	14,500	22,000	17,750
Ditto - Suburban	8,916	14,383	22,000	18,500
Monthly rent - City	80	106	175	125
Ditto - Suburban	75	110	150	125
Taxes, owner occupancy - City	265	273	365	263
Ditto - Suburban	156	266	275	243
Taxes, tenant occupancy - City	205	273	365	263
Ditto - Suburban	156	266	275	243
Value 7 times monthly rent	113	134	126	142
Ditto - Suburban	119	122	147	144
Annual rent as % of value	10.4%	8.9%	8.5%	8.5%
Ditto - Suburban	10.1%	8.1%	8.2%	6.1%

COLUMBIA, S. C.

	1942	1946	1948	1950
Value of lot - City	\$ 1,125	\$ 1,347	\$ 1,375	\$ 2,000
Ditto - Suburban	800	967	875	1,825
Value of house & lot - City	7,250	13,332	17,250	18,750
Ditto - Suburban	6,500	13,667	17,000	17,750
Monthly rent - City	63	93	113	118
Ditto - Suburban	58	90	105	106
Taxes, owner occupancy - City	119	139	134	163
Ditto - Suburban	74	73	65	75
Taxes, tenant occupancy - City	119	139	134	163
Ditto - Suburban	74	72	68	75
Value 7 times monthly rent	115	143	153	159
Ditto - Suburban	112	141	162	169
Annual rent as % of value	10.4%	8.4%	7.9%	7.6%
Ditto - Suburban	10.7%	6.9%	7.4%	7.1%

COLUMBUS, OHIO

	1942	1946	1948	1950
Value of lot - City	\$ 825	\$ 1,342	\$ 1,500	\$ 1,630
Ditto - Suburban	710	1,056	1,175	1,175
Value of house & lot - City	8,750	14,500	17,679	17,855
Ditto - Suburban	12,640	18,500	18,630	18,630
Monthly rent - City	70	101	134	136
Ditto - Suburban	84	125	111	111
Taxes, owner occupancy - City	93	120	190	197
Ditto - Suburban	75	119	117	117
Taxes, tenant occupancy - City	93	120	190	197
Ditto - Suburban	75	119	117	117
Value 7 times monthly rent	125	144	139	139
Ditto - Suburban	123	150	133	130
Annual rent as % of value	9.6%	8.4%	9.4%	8.6%
Ditto - Suburban	8.0%	8.0%	9.1%	8.0%

DALLAS, TEX.

	1942	1946	1948	1950
Value of lot - City	\$ 878	\$ 1,563	\$ 2,000	\$ 2,250
Ditto - Suburban	700	1,125	1,000	2,000
Value of house & lot - City	6,000	18,000	15,425	17,000
Ditto - Suburban	5,750	14,500	14,500	15,500
Monthly rent - City	96	100	150	150
Ditto - Suburban	48	93	125	150
Taxes, owner occupancy - City	187	163	340	340
Ditto - Suburban	69	88	104	104
Taxes, tenant occupancy - City	206	160	376	376
Ditto - Suburban	87	80	128	128
Value 7 times monthly rent	107	150	103	113
Ditto - Suburban	120	156	116	103
Annual rent as % of value	11.2%	8.9%	11.7%	10.6%
Ditto - Suburban	10.0%	7.7%	10.3%	11.6%

DAVENPORT, IOWA

	1942	1946	1948	1950
Value of lot - City	\$ 880	\$ 1,356	\$ 1,908	\$ 1,694
Ditto - Suburban	714	992	870	870
Value of house & lot - City	8,000	12,625	20,000	17,500
Ditto - Suburban	11,214	18,750	14,584	14,584
Monthly rent - City	61	75	113	121
Ditto - Suburban	62	85	93	93
Taxes, owner occupancy - City	137	151	206	242
Ditto - Suburban	84	99	90	90
Taxes, tenant occupancy - City	199	206	298	301
Ditto - Suburban	113	153	147	147
Value 7 times monthly rent	131	168	177	145
Ditto - Suburban	181	186	187	187
Annual rent as % of value	9.1%	7.1%	8.8%	8.3%
Ditto - Suburban	6.6%	6.5%	7.7%	7.7%

DAYTON, OHIO

	1942	1946	1948	1950
Value of lot - City	\$ 1,087	\$ 1,438	\$ 1,600	\$ 1,450
Ditto - Suburban	837	1,063	1,150	1,167
Value of house & lot - City	9,450	15,143	16,200	17,417
Ditto - Suburban	9,125	14,667	15,600	17,063
Monthly rent - City	79	95	100	106
Ditto - Suburban	78	88	90	106
Taxes, owner occupancy - City	141	142	225	201
Ditto - Suburban	96	124	155	173
Taxes, tenant occupancy - City	141	142	225	201
Ditto - Suburban	96	124	155	173
Value 7 times monthly rent	120	189	162	161
Ditto - Suburban	120	170	173	156
Annual rent as % of value	10.0%	7.8%	7.4%	7.4%
Ditto - Suburban	10.0%	7.0%	6.9%	7.6%

DENVER, COLO.

	1942	1946	1948	1950
Value of lot - City	\$ 737	\$ 1,025	\$ 1,300	\$ 1,493
Ditto - Suburban	562	783	1,068	1,300
Value of house & lot - City	8,366	17,833	17,000	18,648
Ditto - Suburban	7,981	16,833	16,375	17,959
Monthly rent - City	79	106	140	156
Ditto - Suburban	70	100	140	148
Taxes, owner occupancy - City	223	279	317	331
Ditto - Suburban	161	183	252	268
Taxes, tenant occupancy - City	223	279	317	331
Ditto - Suburban	161	183	252	268
Value 7 times monthly rent	106	170	121	130
Ditto - Suburban	114	168	117	121
Annual rent as % of value	11.3%	7.1%	9.9%	10.0%
Ditto - Suburban	10.5%	7.1%	10.3%	9.9%

DES MOINES, IOWA

	1942	1946	1948	1950
Value of lot - City	\$ 725	\$ 1,344	\$ 1,792	\$ 1,850
Ditto - Suburban	425	980	1,450	1,475
Value of house & lot - City	7,825	14,714	17,750	19,312
Ditto - Suburban	7,333	14,419	17,000	18,500
Monthly rent - City	72	81	133	148
Ditto - Suburban	70	78	118	140
Taxes, owner occupancy - City	229	216	306	320
Ditto - Suburban	113	98	138	167
Taxes, tenant occupancy - City	291	295	374	382
Ditto - Suburban	176	174	189	254
Value 7 times monthly rent	109	182	133	130
Ditto - Suburban	105	190	144	134
Annual rent as % of value	11.0%	6.0%	8.0%	9.2%
Ditto - Suburban	11.3%	6.3%	8.3%	8.9%

DETROIT, MICH.

	1942	1946	1948	1950
Value of lot - City	\$ 750	\$ 1,375	\$ 1,500	\$ 1,714
Ditto - Suburban	475	1,042	1,143	1,660
Value of house & lot - City	6,775	13,917	15,179	14,071
Ditto - Suburban	6,350	13,583	14,429	13,728
Monthly rent - City	63	90	115	141
Ditto - Suburban	48	88	107	111
Taxes, owner occupancy - City	194	302	282	296
Ditto - Suburban	108	171	176	224
Taxes, tenant occupancy - City	194	302	287	296
Ditto - Suburban	108	171	172	224
Value 7 times monthly rent	100	155	132	100
Ditto - Suburban	132	158	135	124
Annual rent as % of value	11.2%	7.8%	9.1%	12.0%
Ditto - Suburban	9.1%	7.0%	8.9%	9.7%

DULUTH, MINN.

	1942	1946	1948	1950
Value of lot - City	\$ 633	\$ 850	\$ 1,190	\$ 1,038
Ditto - Suburban	700	700	438	438
Value of house & lot - City	9,083	14,000	15,679	16,200
Ditto - Suburban	11,500	13,500	13,500	13,500
Monthly rent - City	88	88	106	118
Ditto - Suburban	85	85	75	75
Taxes, owner occupancy - City	290	275	315	315
Ditto - Suburban	200	200	131	131
Taxes, tenant occupancy - City	328	375	414	414
Ditto - Suburban	133	133	200	200
Value 7 times monthly rent	134	139	145	137
Ditto - Suburban	177	177	180	180
Annual rent as % of value	8.0%	7.0%	8.3%	8.7%
Ditto - Suburban	8.8%	8.8%	8.7%	8.7%

DURHAM, N. C.

	1942	1946	1948	1950
Value of lot - City	\$ 1,375	\$ 1,900	\$ 1,750	\$ 2,010
Ditto - Suburban	950	1,130	1,000	1,330
Value of house & lot - City	7,375	13,500	15,000	15,000
Ditto - Suburban	6,750	11,600	13,000	13,000
Monthly rent - City	63	70	75	95
Ditto - Suburban	55	57	75	83
Taxes, owner occupancy - City	138	157	78	147
Ditto - Suburban	42	40	30	34
Taxes, tenant occupancy - City	138	157	78	147
Ditto - Suburban	42	40	30	34
Value 7 times monthly rent	117	180	200	158
Ditto - Suburban	135	205	290	162
Annual rent as % of value	10.3%	5.2%	6.0%	7.6%
Ditto - Suburban	8.8%	5.0%	6.0%	7.4%

EASTON, PA.

	1942	1946	1948	1950
Value of lot - City	\$ 1,316	\$ 1,688	\$ 1,950	\$ 1,971
Ditto - Suburban	686	850	1,500	1,506
Value of house & lot - City	7,166	10,675	15,250	16,667
Ditto - Suburban	6,416	10,500	15,667	15,917
Monthly rent - City	62	79	100	106
Ditto - Suburban	53	75	94	100
Taxes, owner occupancy - City	181	184	278	321
Ditto - Suburban	68	95	141	141
Taxes, tenant occupancy - City	181	184	278	321
Ditto - Suburban	68	95	141	141
Value 7 times monthly rent	116	138	153	194
Ditto - Suburban	121	140	187	159
Annual rent as % of value	10.4%	8.7%	7.9%	7.8%
Ditto - Suburban	9.9%	8.6%	7.2%	12.0%

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

ELIZABETH, N. J.

	1942	1946	1948	1950
Value of lot - City	\$ 1,250	\$ 1,900	\$ 1,843	\$ 2,500
Ditto - Suburbs	875	1,488	1,800	2,075
Value of house & lot - City	7,250	14,000	16,667	15,500
Ditto - Suburbs	7,000	12,825	17,167	14,250
Monthly rent - City	75	106	125	125
Ditto - Suburbs	75	96	128	113
Taxes, owner occupancy - City	293	320	389	383
Ditto - Suburbs	200	235	273	259
Taxes, tenant occupancy - City	293	320	389	383
Ditto - Suburbs	200	235	273	259
Value 7 times monthly rent	97	132	133	134
Ditto - Suburbs	80	139	134	136
Annual rent as % of value	12.4%	9.1%	9.0%	9.7%
Ditto - Suburbs	12.0%	8.6%	9.0%	9.5%

EL PASO, TEX.

	1942	1946	1948	1950
Value of lot - City	\$ 950	\$ 1,217	\$ 1,500	\$ 1,500
Ditto - Suburbs	866	867	1,000	1,250
Value of house & lot - City	9,166	14,500	16,500	18,250
Ditto - Suburbs	9,083	14,500	16,500	18,250
Monthly rent - City	88	90	125	143
Ditto - Suburbs	83	90	125	143
Taxes, owner occupancy - City	229		292	302
Ditto - Suburbs	80		48	79
Taxes, tenant occupancy - City	254		315	323
Ditto - Suburbs	102		74	101
Value 7 times monthly rent	104	161	132	138
Ditto - Suburbs	109	161	132	138
Annual rent as % of value	11.0%	7.9%	9.1%	9.4%
Ditto - Suburbs	11.0%	7.9%	9.1%	9.4%

ENH, PA.

	1942	1946	1948	1950
Value of lot - City	\$ 750	\$ 1,063	\$ 1,800	\$ 1,440
Ditto - Suburbs	500	750	900	1,050
Value of house & lot - City	7,000	13,833	17,500	15,500
Ditto - Suburbs	6,375	13,000	16,500	14,500
Monthly rent - City	53	87	125	110
Ditto - Suburbs	50	73	100	78
Taxes, owner occupancy - City	191	280	300	355
Ditto - Suburbs	77	110	150	189
Taxes, tenant occupancy - City	191	280	300	355
Ditto - Suburbs	77	110	150	189
Value 7 times monthly rent	132	156	140	141
Ditto - Suburbs	118	178	165	163
Annual rent as % of value	9.1%	7.9%	8.6%	8.9%
Ditto - Suburbs	8.6%	6.7%	7.3%	8.2%

EVANSVILLE, IND.

	1942	1946	1948	1950
Value of lot - City	\$ 916	\$ 1,063	\$ 1,413	\$ 1,550
Ditto - Suburbs	633	700	1,139	1,200
Value of house & lot - City	7,963	12,975	14,625	13,250
Ditto - Suburbs	7,766	12,250	13,500	12,625
Monthly rent - City	72	81	133	96
Ditto - Suburbs	72	79	126	91
Taxes, owner occupancy - City	262	194	394	213
Ditto - Suburbs	139	180	207	163
Taxes, tenant occupancy - City	262	194	394	213
Ditto - Suburbs	139	180	207	163
Value 7 times monthly rent	111	159	110	125
Ditto - Suburbs	108	155	123	139
Annual rent as % of value	10.8%	7.6%	10.9%	8.9%
Ditto - Suburbs	11.1%	7.7%	9.8%	8.6%

FALL RIVER, MASS.

	1942	1946	1948	1950
Value of lot - City	\$ 500	\$ 1,050	\$ 1,150	\$ 1,250
Ditto - Suburbs	417	600	950	878
Value of house & lot - City	7,333	11,563	14,567	14,312
Ditto - Suburbs	7,300	11,667	13,967	13,812
Monthly rent - City	67	90	112	108
Ditto - Suburbs	60	87	105	93
Taxes, owner occupancy - City	235	286	394	332
Ditto - Suburbs	97	139	207	185
Taxes, tenant occupancy - City	235	286	394	332
Ditto - Suburbs	97	139	207	185
Value 7 times monthly rent	109	128	130	133
Ditto - Suburbs	146	134	132	149
Annual rent as % of value	11.0%	9.3%	9.2%	9.1%
Ditto - Suburbs	1.2%	8.0%	9.1%	8.1%

FLINT, MICH.

	1942	1946	1948	1950
Value of lot - City	\$ 863	\$ 1,007	\$ 1,400	\$ 1,560
Ditto - Suburbs	400	667	838	933
Value of house & lot - City	8,333	15,000	15,867	15,000
Ditto - Suburbs	7,666	12,667	13,000	13,750
Monthly rent - City	78	116	110	134
Ditto - Suburbs	83	108	101	111
Taxes, owner occupancy - City	137	160	172	212
Ditto - Suburbs	64	90	73	145
Taxes, tenant occupancy - City	137	160	172	212
Ditto - Suburbs	64	90	73	145
Value 7 times monthly rent	107	129	144	121
Ditto - Suburbs	122	134	143	124
Annual rent as % of value	11.2%	9.3%	8.3%	9.9%
Ditto - Suburbs	9.9%	9.0%	8.1%	9.7%

FORT WAYNE, IND.

	1942	1946	1948	1950
Value of lot - City	\$ 1,166	\$ 1,370	\$ 1,670	\$ 1,700
Ditto - Suburbs	669	960	1,070	1,500
Value of house & lot - City	8,488	14,300	17,388	20,383
Ditto - Suburbs	7,831	12,625	16,250	19,960
Monthly rent - City	71	79	135	127
Ditto - Suburbs	63	69	110	105
Taxes, owner occupancy - City	145	177	319	349
Ditto - Suburbs	112	105	81	202
Taxes, tenant occupancy - City	145	177	319	349
Ditto - Suburbs	112	105	81	202
Value 7 times monthly rent	120	161	129	160
Ditto - Suburbs	124	163	148	190
Annual rent as % of value	10.0%	8.6%	8.3%	7.5%
Ditto - Suburbs	9.7%	8.6%	8.1%	6.3%

FORT WORTH, TEX.

	1942	1946	1948	1950
Value of lot - City	\$ 906	\$ 1,500	\$ 1,563	\$ 1,750
Ditto - Suburbs	745	1,063	1,300	1,275
Value of house & lot - City	7,416	16,750	16,063	16,750
Ditto - Suburbs	6,431	16,125	14,867	14,000
Monthly rent - City	63	116	144	125
Ditto - Suburbs	46	80	125	95
Taxes, owner occupancy - City		336	215	267
Ditto - Suburbs		130	106	96
Taxes, tenant occupancy - City		353	230	267
Ditto - Suburbs		166	152	96
Value 7 times monthly rent	118	162	112	134
Ditto - Suburbs	140	237	119	147
Annual rent as % of value	10.2%	7.4%	10.6%	9.0%
Ditto - Suburbs	8.6%	8.3%	10.1%	8.1%

FRESNO, CALIF.

	1942	1946	1948	1950
Value of lot - City	\$ 650	\$ 1,550	\$ 1,850	\$ 1,750
Ditto - Suburbs	550	1,075	1,300	1,083
Value of house & lot - City	9,200	17,750	16,750	17,000
Ditto - Suburbs	9,100	16,375	15,500	16,000
Monthly rent - City	80	85	138	147
Ditto - Suburbs	80	60	125	120
Taxes, owner occupancy - City	190	213	156	375
Ditto - Suburbs	117	119	101	186
Taxes, tenant occupancy - City	190	213	156	375
Ditto - Suburbs	117	119	101	186
Value 7 times monthly rent	115	209	121	116
Ditto - Suburbs	114	205	124	123
Annual rent as % of value	10.4%	5.7%	9.9%	10.4%
Ditto - Suburbs	10.6%	5.9%	9.7%	8.6%

GALVESTON, TEX.

	1942	1946	1948	1950
Value of lot - City	\$ 1,625		\$ 2,750	\$ 3,067
Ditto - Suburbs	875		1,250	
Value of house & lot - City	10,675		19,250	18,500
Ditto - Suburbs	9,300		17,000	
Monthly rent - City	107		173	133
Ditto - Suburbs	88		158	
Taxes, owner occupancy - City	307		306	338
Ditto - Suburbs	34		99	
Taxes, tenant occupancy - City	329		309	345
Ditto - Suburbs	36		116	
Value 7 times monthly rent	100		111	139
Ditto - Suburbs	106		106	
Annual rent as % of value	12.0%		10.8%	8.6%
Ditto - Suburbs	11.4%		11.2%	

GARY, IND.

	1942	1946	1948	1950
Value of lot - City	\$ 1,166	\$ 1,217	\$ 1,300	\$ 1,600
Ditto - Suburbs	660	917	700	950
Value of house & lot - City	8,766	13,250	15,825	14,167
Ditto - Suburbs	7,450	12,583	15,000	11,333
Monthly rent - City	65	93	103	98
Ditto - Suburbs	53	80	76	78
Taxes, owner occupancy - City	171	201	185	304
Ditto - Suburbs	88	88	132	201
Taxes, tenant occupancy - City	171	201	227	304
Ditto - Suburbs	88	88	149	201
Value 7 times monthly rent	135	142	154	145
Ditto - Suburbs	141	157	192	145
Annual rent as % of value	8.9%	8.4%	7.9%	8.3%
Ditto - Suburbs	8.9%	7.9%	6.2%	8.3%

GRAND RAPIDS, MICH.

	1942	1946	1948	1950
Value of lot - City	\$ 950	\$ 1,171	\$ 1,325	\$ 1,600
Ditto - Suburbs		783	975	1,212
Value of house & lot - City	8,916	12,859	16,125	15,875
Ditto - Suburbs		11,100	15,500	14,000
Monthly rent - City	58	83	110	112
Ditto - Suburbs		70	104	91
Taxes, owner occupancy - City	93	128	140	181
Ditto - Suburbs		78	75	89
Taxes, tenant occupancy - City	93	128	140	181
Ditto - Suburbs		78	75	89
Value 7 times monthly rent	119	155	147	142
Ditto - Suburbs		159	149	154
Annual rent as % of value	10.1%	7.9%	8.2%	8.5%
Ditto - Suburbs		7.6%	8.1%	7.8%

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

GREENSBORO, N. C.

	1942	1946	1948	1950
Value of lot - City	\$ 908	\$ 1,250	\$ 1,567	\$ 1,900
Ditto - Suburban	593	797	983	1,263
Value of house & lot - City	7,197	14,333	16,500	18,333
Ditto - Suburban	6,500	12,333	15,333	16,500
Monthly rent - City	58	78	101	117
Ditto - Suburban	49	58	85	92
Taxes, owner occupancy - City	118	176	187	307
Ditto - Suburban	44	59	94	94
Taxes, tenant occupancy - City	118	176	187	307
Ditto - Suburban	44	59	94	94
Value 7 times monthly rent	124	194	183	140
Ditto - Suburban	133	213	180	158
Annual rent as % of value	0.7%	0.5%	0.4%	0.6%
Ditto - Suburban	0.6%	0.4%	0.5%	0.6%

HAMILTON, OHIO

	1942	1946	1948	1950
Value of lot - City	\$ 1,083	\$ 1,825	\$ 1,867	\$ 1,650
Ditto - Suburban	800	1,080	1,083	1,187
Value of house & lot - City	8,500	13,143	15,867	15,000
Ditto - Suburban	8,000	11,833	14,873	14,833
Monthly rent - City	82	81	99	98
Ditto - Suburban	57	70	90	90
Taxes, owner occupancy - City	111	145	171	187
Ditto - Suburban	88	91	104	122
Taxes, tenant occupancy - City	111	145	171	187
Ditto - Suburban	88	91	104	122
Value 7 times monthly rent	137	182	188	188
Ditto - Suburban	140	189	185	188
Annual rent as % of value	0.7%	0.4%	0.6%	0.7%
Ditto - Suburban	0.6%	0.5%	0.6%	0.7%

HARRISBURG, PA.

	1942	1946	1948	1950
Value of lot - City	\$ 1,812	\$ 1,800	\$ 2,125	\$ 2,200
Ditto - Suburban	1,262	1,080	1,378	1,578
Value of house & lot - City	8,625	11,500	15,000	15,250
Ditto - Suburban	7,625	10,500	15,000	15,500
Monthly rent - City	82	87	93	109
Ditto - Suburban	70	78	88	93
Taxes, owner occupancy - City	158	178	230	230
Ditto - Suburban	135	121	188	187
Taxes, tenant occupancy - City	158	178	230	230
Ditto - Suburban	135	121	188	187
Value 7 times monthly rent	139	132	181	140
Ditto - Suburban	109	140	170	148
Annual rent as % of value	0.6%	0.7%	0.4%	0.6%
Ditto - Suburban	11.0%	0.8%	0.6%	0.5%

HARTFORD, CONN.

	1942	1946	1948	1950
Value of lot - City	\$ 1,700	\$ 1,290	\$ 1,467	\$ 1,440
Ditto - Suburban	1,038	1,139	1,287	1,270
Value of house & lot - City	10,000	15,036	16,730	16,510
Ditto - Suburban	8,875	14,837	17,429	16,450
Monthly rent - City	82	92	139	127
Ditto - Suburban	77	98	141	128
Taxes, owner occupancy - City	247	281	312	336
Ditto - Suburban	172	190	317	384
Taxes, tenant occupancy - City	247	281	312	336
Ditto - Suburban	172	190	317	384
Value 7 times monthly rent	122	183	121	121
Ditto - Suburban	128	159	124	121
Annual rent as % of value	0.8%	0.7%	10.0%	0.7%
Ditto - Suburban	0.6%	0.6%	0.7%	0.5%

HOUSTON, TEX.

	1942	1946	1948	1950
Value of lot - City	\$ 1,350	\$ 2,550	\$ 2,500	\$ 2,500
Ditto - Suburban	950	1,710	2,100	2,100
Value of house & lot - City	8,863	17,500	16,500	16,500
Ditto - Suburban	8,733	16,100	16,000	16,000
Monthly rent - City	88	133	150	150
Ditto - Suburban	58	108	180	180
Taxes, owner occupancy - City	129	183	265	265
Ditto - Suburban	84	80	110	110
Taxes, tenant occupancy - City	151	206	285	285
Ditto - Suburban	78	84	170	170
Value 7 times monthly rent	101	131	119	119
Ditto - Suburban	110	153	100	100
Annual rent as % of value	11.9%	9.1%	10.9%	10.9%
Ditto - Suburban	10.3%	7.8%	12.0%	12.0%

HUNTINGTON, W. VA.

	1942	1946	1948	1950
Value of lot - City	\$ 962	\$ 2,110	\$ 2,650	\$ 2,500
Ditto - Suburban	817	1,230	1,587	1,830
Value of house & lot - City	7,875	14,200	16,500	16,430
Ditto - Suburban	7,168	13,950	16,350	16,100
Monthly rent - City	94	72	112	121
Ditto - Suburban	50	57	80	94
Taxes, owner occupancy - City	46	68	76	77
Ditto - Suburban	33	55	81	89
Taxes, tenant occupancy - City	91	137	152	152
Ditto - Suburban	68	103	152	152
Value 7 times monthly rent	146	197	165	130
Ditto - Suburban	144	227	165	130
Annual rent as % of value	0.7%	0.5%	0.4%	0.6%
Ditto - Suburban	0.7%	0.4%	0.4%	0.6%

INDIANAPOLIS, IND.

	1942	1946	1948	1950
Value of lot - City	\$ 1,200	\$ 1,600	\$ 1,917	\$ 2,438
Ditto - Suburban	783	1,050	1,283	1,750
Value of house & lot - City	8,730	10,800	16,000	17,000
Ditto - Suburban	8,500	12,000	17,000	17,350
Monthly rent - City	73	112	130	134
Ditto - Suburban	67	106	112	113
Taxes, owner occupancy - City	181	278	260	266
Ditto - Suburban	89	133	110	111
Taxes, tenant occupancy - City	181	278	260	266
Ditto - Suburban	89	133	110	111
Value 7 times monthly rent	120	142	153	141
Ditto - Suburban	127	141	133	130
Annual rent as % of value	10.0%	0.5%	0.6%	0.7%
Ditto - Suburban	9.3%	0.5%	0.5%	0.5%

JACKSON, MISS.

	1942	1946	1948	1950
Value of lot - City	\$ 983	\$ 2,000	\$ 2,500	\$ 2,812
Ditto - Suburban	712	1,325	1,500	1,937
Value of house & lot - City	8,416	16,730	16,000	16,835
Ditto - Suburban	8,337	17,150	17,000	18,000
Monthly rent - City	63	125	133	113
Ditto - Suburban	53	88	105	105
Taxes, owner occupancy - City	111	168	193	114
Ditto - Suburban	108	108	193	114
Taxes, tenant occupancy - City	138	210	182	197
Ditto - Suburban	108	108	182	197
Value 7 times monthly rent	108	134	144	147
Ditto - Suburban	108	134	144	147
Annual rent as % of value	11.4%	0.9%	0.3%	0.3%
Ditto - Suburban	11.4%	0.9%	0.3%	0.3%

JACKSONVILLE, FLA.

	1942	1946	1948	1950
Value of lot - City	\$ 1,013	\$ 1,350	\$ 1,350	\$ 1,838
Ditto - Suburban	788	1,350	1,350	1,838
Value of house & lot - City	8,500	13,400	15,400	15,000
Ditto - Suburban	8,300	13,350	15,350	15,000
Monthly rent - City	64	83	125	100
Ditto - Suburban	58	83	85	85
Taxes, owner occupancy - City	17	58	98	115
Ditto - Suburban	17	58	98	115
Taxes, tenant occupancy - City	180	198	215	215
Ditto - Suburban	180	198	215	215
Value 7 times monthly rent	108	163	144	140
Ditto - Suburban	108	163	144	140
Annual rent as % of value	11.5%	0.4%	0.7%	0.4%
Ditto - Suburban	11.5%	0.4%	0.7%	0.4%

JOHNSTOWN, PA.

	1942	1946	1948	1950
Value of lot - City	\$ 1,111	\$ 1,300	\$ 1,425	\$ 1,000
Ditto - Suburban	437	1,053	1,250	1,000
Value of house & lot - City	7,033	10,373	15,350	15,000
Ditto - Suburban	6,325	11,187	14,350	14,350
Monthly rent - City	55	78	87	100
Ditto - Suburban	55	78	87	100
Taxes, owner occupancy - City	221	237	235	288
Ditto - Suburban	221	237	235	288
Taxes, tenant occupancy - City	221	237	235	288
Ditto - Suburban	221	237	235	288
Value 7 times monthly rent	120	132	178	130
Ditto - Suburban	121	134	178	130
Annual rent as % of value	0.4%	0.6%	0.4%	0.7%
Ditto - Suburban	0.4%	0.6%	0.4%	0.7%

KALAMAZOO, MICH.

	1942	1946	1948	1950
Value of lot - City	\$ 1,150	\$ 1,325	\$ 1,450	\$ 1,450
Ditto - Suburban	850	1,325	1,450	1,450
Value of house & lot - City	8,900	17,000	16,350	16,800
Ditto - Suburban	8,900	17,000	16,350	16,800
Monthly rent - City	98	92	110	108
Ditto - Suburban	98	92	110	108
Taxes, owner occupancy - City	143	208	220	212
Ditto - Suburban	143	208	220	212
Taxes, tenant occupancy - City	143	208	220	212
Ditto - Suburban	143	208	220	212
Value 7 times monthly rent	133	163	133	144
Ditto - Suburban	133	163	133	144
Annual rent as % of value	0.3%	0.5%	0.7%	0.3%
Ditto - Suburban	0.3%	0.5%	0.7%	0.3%

KANSAS CITY, KAN.

	1942	1946	1948	1950
Value of lot - City	\$ 933	\$ 1,380	\$ 1,450	\$ 1,688
Ditto - Suburban	833	1,380	1,450	1,688
Value of house & lot - City	9,100	17,300	17,300	17,300
Ditto - Suburban	9,100	17,300	17,300	17,300
Monthly rent - City	90	116	108	128
Ditto - Suburban	90	116	108	128
Taxes, owner occupancy - City	290	279	290	290
Ditto - Suburban	290	279	290	290
Taxes, tenant occupancy - City	290	279	290	290
Ditto - Suburban	290	279	290	290
Value 7 times monthly rent	191	119	133	146
Ditto - Suburban	191	119	133	146
Annual rent as % of value	11.7%	10.8%	0.6%	0.6%
Ditto - Suburban	11.7%	10.8%	0.6%	0.6%

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

KANSAS CITY, MO.					LANSDOWNE, MD.					LEMA, OHIO				
	1942	1946	1948	1950	1942	1946	1948	1950		1942	1946	1948	1950	
Value of lot - City	\$ 1,212	\$ 1,288	\$ 1,281	\$ 1,283	\$ 1,083	\$ 1,450	\$ 1,388	\$ 1,388		\$ 790	\$ 1,088	\$ 1,088	\$ 1,088	
Ditto - Suburban	857	792	1,200	1,287	833	1,080	1,087	1,280		790	1,088	1,088	1,088	
Value of house & lot - City	9,000	14,850	18,000	18,187	9,280	12,214	17,043	18,720		7,420	12,917	18,000	17,922	
Ditto - Suburban	7,843	13,375	18,187	18,187	8,280	12,214	17,043	18,720		7,420	12,917	18,000	17,922	
Monthly rent - City	71	92	133	133	73	81	109	110		22	102		119	
Ditto - Suburban	68	85	133	133	73	81	109	110		22	102		119	
Taxes, owner occupancy - City	177	118	239	339	179	229	297	297		89	129	189	179	
Ditto - Suburban	78	74	140	349	179	229	297	297		89	129	189	179	
Taxes, tenant occupancy - City	177	118	239	339	179	229	297	297		89	129	189	179	
Ditto - Suburban	78	74	140	349	179	229	297	297		89	129	189	179	
Value 7 times monthly rent	112	139	133	102	133	102	102	133		102	133		133	
Ditto - Suburban	112	139	133	102	133	102	102	133		102	133		133	
Annual rent as % of value	10.7%	7.5%	8.5%	11.7%	8.7%	7.5%	7.5%	7.5%		8.5%	10.7%		8.5%	
Ditto - Suburban	10.7%	7.5%	8.5%	11.7%	8.7%	7.5%	7.5%	7.5%		8.5%	10.7%		8.5%	
LINCOLN, NEB.					LITTLE ROCK, ARK.					LONG BEACH, CALIF.				
	1942	1946	1948	1950	1942	1946	1948	1950		1942	1946	1948	1950	
Value of lot - City	\$ 900	\$ 1,285	\$ 1,192	\$ 1,217	\$ 1,000	\$ 1,783	\$ 2,623	\$ 2,900		\$ 1,229	\$ 2,800	\$ 2,800	\$ 2,829	
Ditto - Suburban														
Value of house & lot - City	8,125	14,700	16,832	18,000	9,083	17,323	18,983	18,780		8,999	18,400	18,900	17,900	
Ditto - Suburban														
Monthly rent - City	67	80	90	129	82	82	123	133		23	122	129	129	
Ditto - Suburban														
Taxes, owner occupancy - City	185	172	295	273	118	137	121	172		129	218	292	329	
Ditto - Suburban														
Taxes, tenant occupancy - City	185	172	295	273	118	137	121	172		129	218	292	329	
Ditto - Suburban														
Value 7 times monthly rent	121	164	172	155	135	123	129	122		157	138	129	129	
Ditto - Suburban														
Annual rent as % of value	8.0%	8.5%	7.0%	8.5%	8.7%	7.5%	8.5%	8.5%		10.2%	8.5%	10.2%	8.5%	
Ditto - Suburban														
LOS ANGELES, CALIF.					LOUISVILLE, KY.					LOWELL-LAWRENCE-HAVERHILL, MASS.				
	1942	1946	1948	1950	1942	1946	1948	1950		1942	1946	1948	1950	
Value of lot - City	\$ 1,740	\$ 3,200	\$ 3,730	\$ 3,700	\$ 1,000	\$ 1,999	\$ 1,999	\$ 2,000		\$ 893	\$ 999	\$ 999	\$ 1,000	
Ditto - Suburban														
Value of house & lot - City	7,950	20,100	20,420	17,488	7,790	13,000	14,993	18,833		7,999	18,000	13,300	12,400	
Ditto - Suburban														
Monthly rent - City	73	110	121	129	71	110	112	129		89	89	89	100	
Ditto - Suburban														
Taxes, owner occupancy - City	193	309	343	309	190	222	262	292		329	349	349	394	
Ditto - Suburban														
Taxes, tenant occupancy - City	193	309	343	309	190	222	262	292		329	349	349	394	
Ditto - Suburban														
Value 7 times monthly rent	100	100	129	129	100	129	129	129		129	100	129	129	
Ditto - Suburban														
Annual rent as % of value	11.0%	8.5%	8.5%	8.5%	11.0%	8.5%	8.5%	8.5%		8.5%	10.5%	8.5%	8.5%	
Ditto - Suburban														
LYNN, MASS.					MACON, GA.					MADISON, WIS.				
	1942	1946	1948	1950	1942	1946	1948	1950		1942	1946	1948	1950	
Value of lot - City	\$ 225	\$ 1,000	\$ 1,500	\$ 1,500	\$ 750	\$ 1,213	\$ 1,000	\$ 1,200		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,400	
Ditto - Suburban														
Value of house & lot - City	9,900	13,600	19,200	19,200	7,000	13,629	13,000	19,000		9,200	13,200	19,074	19,000	
Ditto - Suburban														
Monthly rent - City	90	80	83	112	80	80	120	112		80	90	110	122	
Ditto - Suburban														
Taxes, owner occupancy - City	193	259	265	370	120	190	183	250		257	261	261	270	
Ditto - Suburban														
Taxes, tenant occupancy - City	193	259	265	370	120	190	183	250		257	261	261	270	
Ditto - Suburban														
Value 7 times monthly rent	120	120	120	120	120	120	120	120		120	120	120	120	
Ditto - Suburban														
Annual rent as % of value	8.5%	7.5%	8.5%	8.5%	8.5%	8.5%	10.0%	8.5%		8.5%	7.5%	8.5%	8.5%	
Ditto - Suburban														

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

	MANCHESTER, N. H.				MEMPHIS, TENN.				MIAMI, FLA.			
	1942	1946	1948	1950	1942	1946	1948	1950	1942	1946	1948	1950
Value of lot - City	\$ 725	\$ 905	\$ 1,037	\$ 1,280	\$ 958	\$ 1,413	\$ 1,333	\$ 1,850	\$ 816	\$ 1,504	\$ 1,654	\$ 1,533
Ditto - Suburban	500	533	550	580	623	950	1,300	1,380	650	825	1,187	1,000
Value of house & lot - City	6,000	12,000	13,649	14,700	7,500	16,625	15,833	15,500	7,233	17,206	16,800	14,833
Ditto - Suburban	6,100	9,250	11,677	12,333	7,000	16,125	15,167	14,100	6,542	14,150	15,200	13,750
Monthly rent - City	50	67	95	110	67	94	125	146	62	132	141	150
Ditto - Suburban	50	71	70	80	63	86	122	123	66	104	123	115
Taxes, owner occupancy - City	165	273	323	349	153	222	242	300	103	204	256	175
Ditto - Suburban	150	182	225	232	80	90	79	100	35	43	81	65
Taxes, tenant occupancy - City	165	273	323	349	153	222	242	300	255	345	458	300
Ditto - Suburban	150	182	225	232	80	90	79	100	35	110	220	137
Value 7 times monthly rent	130	130	147	134	112	177	137	106	117	130	133	90
Ditto - Suburban	124	120	107	104	114	188	134	115	100	134	124	120
Annual rent as % of value	0.7%	0.7%	0.2%	0.0%	10.7%	6.6%	9.5%	11.3%	10.3%	9.2%	9.0%	12.1%
Ditto - Suburban	0.0%	0.2%	7.2%	7.8%	10.5%	6.4%	9.7%	10.5%	12.1%	8.6%	9.7%	10.0%
	MIDDLETOWN, OHIO				MILWAUKEE, WIS.				MINNEAPOLIS, MINN.			
	1942	1946	1948	1950	1942	1946	1948	1950	1942	1946	1948	1950
Value of lot - City	\$ 937	\$ 1,400	\$ 1,687	\$ 2,110	\$ 1,250	\$ 1,783	\$ 1,580	\$ 1,500	\$ 562	\$ 1,117	\$ 1,650	\$ 1,000
Ditto - Suburban	600	900	1,150	1,740	710	1,300	838	1,000	567	943	1,200	600
Value of house & lot - City	9,000	12,635	15,090	15,800	8,370	13,325	15,560	15,750	6,412	14,917	19,500	16,000
Ditto - Suburban	8,225	11,663	12,650	14,975	7,680	11,500	14,075	15,000	7,543	15,000	18,000	16,000
Monthly rent - City	63	84	90	94	70	85	117	125	63	103	175	125
Ditto - Suburban	58	78	72	83	64	80	95	150	60	100	125	150
Taxes, owner occupancy - City	76	90	134	132	269	264	325	373	202	232	344	372
Ditto - Suburban	74	92	111	136	170	200	216	250	112	111	250	248
Taxes, tenant occupancy - City	76	90	134	132	269	264	325	373	262	299	440	465
Ditto - Suburban	74	92	111	136	170	200	216	250	149	138	305	312
Value 7 times monthly rent	145	180	167	168	120	157	133	126	130	145	111	144
Ditto - Suburban	142	183	170	180	123	148	154	100	115	150	144	120
Annual rent as % of value	0.4%	0.0%	7.3%	7.1%	10.0%	7.0%	9.0%	9.5%	9.3%	8.3%	10.8%	8.3%
Ditto - Suburban	8.5%	7.6%	6.0%	6.7%	9.7%	8.1%	7.8%	12.0%	10.5%	8.0%	8.7%	10.0%
	MONTELE, A.L.A.				MOLINE, ILL.				MUNCIE, IND.			
	1942	1946	1948	1950	1942	1946	1948	1950	1942	1946	1948	1950
Value of lot - City	\$ 1,150	\$ 1,917	\$ 2,225	\$ 2,000	\$ 1,066	\$ 1,200	\$ 1,500	\$ 1,500	\$ 1,567	\$ 1,336	\$ 1,786	\$ 2,000
Ditto - Suburban	725	1,333	1,650	875	533	500	750	938	1,082	961	1,137	1,540
Value of house & lot - City	6,625	11,250	17,200	12,625	8,500	12,633	17,500	18,250	6,437	12,375	14,926	16,000
Ditto - Suburban	6,237	10,667	15,500	10,750	7,566	11,500	15,000	15,500	6,000	11,675	15,541	15,500
Monthly rent - City	60	91	132	103	65	73	100	106	59	73	92	97
Ditto - Suburban	55	78	112	94	63	58	60	83	58	60	81	86
Taxes, owner occupancy - City	128	140	178	136	112	204	120	193	150	188	227	281
Ditto - Suburban	109	126	153	107	86	188	90	129	85	99	146	189
Taxes, tenant occupancy - City	141	160	200	145	112	204	120	193	150	188	227	281
Ditto - Suburban	122	148	178	115	88	188	90	129	85	99	146	189
Value 7 times monthly rent	110	134	140	123	131	176	175	172	143	169	162	165
Ditto - Suburban	113	148	127	120	120	190	250	190	138	172	167	180
Annual rent as % of value	10.0%	9.7%	6.0%	9.0%	9.2%	6.8%	6.9%	6.9%	8.4%	7.1%	7.4%	7.3%
Ditto - Suburban	10.0%	8.6%	6.7%	9.4%	10.0%	6.1%	4.8%	6.0%	8.7%	7.0%	7.2%	8.7%
	NASHVILLE, TENN.				NEWARK, N. J.				NEW HAVEN, CONN.			
	1942	1946	1948	1950	1942	1946	1948	1950	1942	1946	1948	1950
Value of lot - City	\$ 537	\$ 700	\$ 967	\$ 1,088	\$ 1,712	\$ 1,700	\$ 1,700	\$ 2,000	\$ 1,166	\$ 1,550	\$ 2,000	\$ 1,560
Ditto - Suburban	550		1,050	1,113	1,375		1,325	1,750	623	1,140	1,506	1,100
Value of house & lot - City	5,525	12,100	15,333	14,187	7,625	16,300	15,500	15,500	7,786	16,300	16,800	15,060
Ditto - Suburban	5,000		14,500	14,375	7,175	16,147	15,067		7,366	13,700	16,767	14,300
Monthly rent - City	94	90	106	116	74	128	131		65	98	128	118
Ditto - Suburban	60		117	119	66		127	131	58	104	136	101
Taxes, owner occupancy - City	120	236	289	267	353	474	468		192	272	333	296
Ditto - Suburban	60		138	207	343	346	347		146	200	252	257
Taxes, tenant occupancy - City	120	236	289	267	353	474	468		192	272	333	296
Ditto - Suburban	60		138	207	243	346	347		146	200	252	257
Value 7 times monthly rent	100	152	145	122	100	129	116		110	141	124	128
Ditto - Suburban	96		141	121	100	127	120		125	132	123	142
Annual rent as % of value	11.7%	7.0%	8.3%	8.8%	11.6%	9.3%	10.1%		10.0%	8.9%	9.7%	9.4%
Ditto - Suburban	12.2%		8.3%	9.9%	11.0%	9.4%	10.0%		9.6%	9.1%	9.7%	8.9%

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

	NEW ORLEANS, LA.				NEWPORT NEWS, VA.				OAKLAND, CALIF.			
	1942	1946	1948	1950	1942	1946	1948	1950	1942	1946	1948	1950
Value of lot - City	\$ 2,500	\$ 4,184	\$ 4,500	\$ 4,608	\$ 950	\$ 1,400	\$ 1,825	\$ 1,825	\$ 1,550	\$ 2,133	\$ 2,800	\$ 4,000
Ditto - Suburban	1,525	2,928	3,150	3,625	850	1,250	1,325	1,325	850	1,650	2,000	2,175
Value of house & lot - City	9,000	17,125	21,800	20,875	7,675	16,500	13,250	13,250	8,950	16,500	15,000	19,250
Ditto - Suburban	8,000	15,250	20,100	19,125	6,075	16,500	14,125	14,125	7,687	15,333	12,500	17,375
Monthly rent - City	70	103	186	150	70	112	85	85	88	104	125	150
Ditto - Suburban	65	96	120	119	73	125	89	89	59	107	100	125
Taxes, owner occupancy - City	186	362	338	280	164	297	213	213	198	350	250	250
Ditto - Suburban	150	270	199	198	83	130	156	156	198	175	175	250
Taxes, tenant occupancy - City	275	317	423	353	164	297	213	213	198	350	250	250
Ditto - Suburban	272	351	289	283	63	120	158	158	198	175	175	250
Value 7 times monthly rent	129	166	131	139	113	147	156	156	104	159	120	128
Ditto - Suburban	123	159	187	161	111	132	159	159	130	143	125	139
Annual rent as % of value	9.3%	7.2%	8.1%	8.6%	10.7%	8.1%	7.7%	7.7%	11.9%	7.6%	10.0%	9.4%
Ditto - Suburban	8.8%	7.6%	7.3%	7.9%	10.9%	8.1%	7.6%	7.6%	9.2%	8.4%	8.6%	8.6%

	OKLAHOMA CITY, OKLA.				OMAHA, NEB.				PATERSON, N. J.			
	1942	1946	1948	1950	1942	1946	1948	1950	1942	1946	1948	1950
Value of lot - City	\$ 1,400	\$ 1,810	\$ 2,050	\$ 2,071	\$ 1,075	\$ 1,530	\$ 1,940	\$ 1,957	\$ 875	\$ 1,850	\$ 1,187	\$ 1,500
Ditto - Suburban	766	890	1,500	1,663	675	1,040	1,550	1,600	850	1,000	1,100	1,417
Value of house & lot - City	7,500	14,450	16,300	17,083	7,862	12,813	20,000	18,143	7,063	12,500	14,887	16,333
Ditto - Suburban	6,333	11,950	14,600	16,125	6,625	12,400	18,600	17,700	6,916	13,500	14,333	16,500
Monthly rent - City	54	101	110	138	78	86	115	138	68	70	138	108
Ditto - Suburban	44	68	94	128	69	78	102	138	68	75	138	118
Taxes, owner occupancy - City	137	148	112	182	141	233	284	334	273	313	440	550
Ditto - Suburban	45	88	95	122	62	124	146	250	198	190	300	350
Taxes, tenant occupancy - City	183	189	154	234	141	233	284	334	273	313	440	550
Ditto - Suburban	71	92	106	159	62	124	146	250	198	190	300	350
Value 7 times monthly rent	139	143	148	134	103	149	174	131	104	179	106	151
Ditto - Suburban	144	174	155	128	96	183	183	138	102	180	104	140
Annual rent as % of value	8.6%	8.4%	8.1%	8.7%	11.6%	8.1%	8.9%	9.1%	11.5%	6.7%	11.3%	7.9%
Ditto - Suburban	8.3%	6.9%	7.7%	8.5%	12.5%	7.4%	8.6%	8.4%	11.8%	6.7%	11.6%	8.6%

	PEORIA, ILL.				PHILADELPHIA, PA.				PITTSBURGH, PA.			
	1942	1946	1948	1950	1942	1946	1948	1950	1942	1946	1948	1950
Value of lot - City	\$ 1,375	\$ 1,800	\$ 2,000	\$ 1,733	\$ 1,875	\$ 2,500	\$ 3,000	\$ 3,500	\$ 1,500	\$ 2,375	\$ 2,000	\$ 2,188
Ditto - Suburban	1,100	1,158	1,700	1,333	1,300	2,125	1,583	1,600	1,150	938	1,350	1,475
Value of house & lot - City	10,825	16,167	17,500	19,166	8,125	13,000	17,000	16,125	8,350	12,000	15,000	15,750
Ditto - Suburban	10,625	16,760	17,500	17,333	6,625	12,825	15,333	15,300	7,897	11,340	15,000	14,250
Monthly rent - City	85	85	103	135	83	93	106	102	75	80	100	145
Ditto - Suburban	78	82	102	123	60	90	106	107	68	78	100	123
Taxes, owner occupancy - City	158	152	255	208	170	267	340	281	243	433	428	300
Ditto - Suburban	106	80	138	148	100	183	213	330	203	175	300	360
Taxes, tenant occupancy - City	158	152	255	208	170	267	340	281	243	433	428	300
Ditto - Suburban	106	80	138	148	100	183	213	330	203	175	300	360
Value 7 times monthly rent	125	190	170	142	129	140	180	158	111	150	150	109
Ditto - Suburban	138	192	170	141	110	140	146	145	117	149	150	116
Annual rent as % of value	8.6%	6.3%	7.1%	8.5%	9.3%	8.6%	7.5%	7.6%	10.6%	8.0%	8.0%	11.0%
Ditto - Suburban	8.8%	6.2%	7.1%	8.9%	10.9%	8.6%	8.2%	8.3%	10.3%	8.0%	8.0%	10.4%

	PORTLAND, OREG.				PROVIDENCE, R. I.				PUEBLO, COLO.			
	1942	1946	1948	1950	1942	1946	1948	1950	1942	1946	1948	1950
Value of lot - City	\$ 1,037	\$ 1,262	\$ 1,450	\$ 1,833	\$ 1,475	\$ 2,844	\$ 2,150	\$ 2,340	\$ 406	\$ 758	\$ 738	\$ 1,000
Ditto - Suburban	812	817	1,175	1,500	833	1,488	1,500	1,175	250	425	348	625
Value of house & lot - City	7,937	13,750	16,375	17,000	9,050	16,875	17,721	16,500	7,000	12,848	14,408	16,750
Ditto - Suburban	7,787	13,500	15,800	16,000	7,868	12,813	16,825	14,250	6,250	10,500	12,625	15,083
Monthly rent - City	74	98	120	125	71	113	146	138	66	73	84	105
Ditto - Suburban	65	98	116	100	67	95	94	113	55	68	73	88
Taxes, owner occupancy - City	195	185	181	240	165	284	250	314	228	250	279	271
Ditto - Suburban	148	123	148	165	137	195	190	222	81	125	180	149
Taxes, tenant occupancy - City	195	185	181	240	165	284	250	314	228	250	279	271
Ditto - Suburban	148	123	148	165	137	195	190	222	81	125	180	149
Value 7 times monthly rent	107	140	136	136	128	132	121	120	106	173	172	180
Ditto - Suburban	120	138	144	160	117	135	177	136	114	154	179	171
Annual rent as % of value	11.2%	8.6%	8.9%	8.9%	9.4%	9.1%	8.9%	10.9%	11.3%	8.9%	7.9%	7.5%
Ditto - Suburban	10.0%	6.7%	8.4%	7.5%	10.2%	8.9%	8.6%	9.5%	10.6%	7.8%	6.7%	7.8%

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

	RACINE, WIS.				RALEIGH, N. C.				READING, PA.			
	1942	1946	1948	1950	1942	1946	1948	1950	1942	1946	1948	1950
Value of lot - City	\$ 1,133	\$ 1,830	\$ 1,450	\$ 1,167	\$ 907	\$ 1,036	\$ 1,150	\$ 1,350	\$ 1,500	\$ 1,375	\$ 1,325	\$ 1,750
Ditto - Suburbs	583	640	630	633	616	1,138	750	1,000	1,000	1,108	1,075	1,428
Value of house & lot - City	7,623	13,300	10,000	17,167	7,250	11,375	14,000	12,833	7,825	13,167	15,250	15,313
Ditto - Suburbs	7,625	11,600	14,250	15,833	8,218	9,800	13,000	12,333	7,250	11,567	13,250	14,500
Monthly rent - City	60	81	102	125	63	81	92	85	46	90	120	105
Ditto - Suburbs	55	74	84	100	60	89	80	73	49	80	120	80
Taxes, owner occupancy - City	172	186	280	265	121	133	153	166	150	237	172	300
Ditto - Suburbs	123	168	108	200	83	93	48	80	148	154	110	204
Taxes, tenant occupancy - City	173	196	280	265	121	133	153	166	150	237	172	300
Ditto - Suburbs	123	163	108	200	83	93	48	80	148	154	110	204
Value 7 times monthly rent	131	151	147	137	115	140	152	151	166	146	127	146
Ditto - Suburbs	120	157	170	158	119	138	183	164	146	130	127	181
Annual rent as % of value	0.7%	0.6%	0.7%	0.7%	10.4%	8.9%	7.9%	7.9%	7.2%	8.2%	8.4%	8.2%
Ditto - Suburbs	0.7%	7.7%	7.1%	7.0%	10.1%	8.7%	7.4%	7.3%	8.1%	9.3%	9.4%	8.8%

	RICHMOND, VA.				ROANOKE, VA.				ROCHESTER, N. Y.			
	1942	1946	1948	1950	1942	1946	1948	1950	1942	1946	1948	1950
Value of lot - City	\$ 975	\$ 1,100	\$ 1,400	\$ 1,317	\$ 850	\$ 1,188	\$ 1,233	\$ 1,125	\$ 737	\$ 825	\$ 1,050	\$ 1,000
Ditto - Suburbs	612	921	1,217	1,000	575	917	850	913	725	1,031	1,156	876
Value of house & lot - City	7,500	12,700	15,150	16,063	5,250	11,750	13,600	14,875	9,807	13,000	15,062	14,000
Ditto - Suburbs	7,125	12,383	14,750	15,833	5,125	11,807	12,760	14,875	7,700	14,333	15,825	14,939
Monthly rent - City	69	79	101	125	38	76	90	106	65	93	112	112
Ditto - Suburbs	63	78	87	100	43	87	75	101	64	96	114	119
Taxes, owner occupancy - City	134	213	234	232	72	138	135	165	302	385	350	342
Ditto - Suburbs	31	92	87	122	33	82	58	86	130	199	203	203
Taxes, tenant occupancy - City	134	211	234	232	72	138	135	165	302	385	350	342
Ditto - Suburbs	31	92	87	122	33	82	58	86	130	199	203	203
Value 7 times monthly rent	109	161	150	129	138	155	152	138	107	140	134	125
Ditto - Suburbs	113	159	152	158	119	174	170	147	113	151	137	129
Annual rent as % of value	11.0%	7.4%	8.0%	9.3%	8.7%	7.8%	7.9%	8.7%	11.2%	8.6%	8.9%	8.8%
Ditto - Suburbs	10.8%	7.6%	7.9%	7.6%	10.1%	8.7%	7.1%	8.1%	10.6%	8.0%	8.8%	8.8%

	ROCKFORD, ILL.				SACRAMENTO, CALIF.				SAGINAW-BAY CITY, MICH.			
	1942	1946	1948	1950	1942	1946	1948	1950	1942	1946	1948	1950
Value of lot - City	\$ 887	\$ 1,475	\$ 1,067	\$ 1,407	\$ 1,200	\$ 2,131	\$ 2,750	\$ 3,500	\$ 1,300	\$ 990	\$ 1,500	\$ 1,479
Ditto - Suburbs	550		1,140	933	650	1,417	1,938	2,167	800	600	980	1,150
Value of house & lot - City	9,600	15,000	16,000	19,167	8,000	16,188	18,197	21,000	9,500	15,200	15,675	17,333
Ditto - Suburbs	8,625		15,000	16,667	6,750	15,083	17,313	18,833	8,500	13,700	15,125	16,667
Monthly rent - City	62	80	106	106	66	106	153	175	75	91	106	118
Ditto - Suburbs	58		78	93	63	98	143	158	65	83	98	105
Taxes, owner occupancy - City	116	243	159	215	190	269	395	353	183	139	139	206
Ditto - Suburbs	104		116	191	119	171	351	297	38	72	41	76
Taxes, tenant occupancy - City	116	243	159	215	190	269	395	353	183	139	139	206
Ditto - Suburbs	104		116	191	119	171	351	297	38	72	41	76
Value 7 times monthly rent	152	168	154	177	121	150	117	120	127	167	151	147
Ditto - Suburbs	149		152	201	107	154	121	119	131	165	155	159
Annual rent as % of value	7.9%	0.4%	7.8%	8.8%	9.9%	8.9%	10.2%	10.0%	9.9%	7.2%	7.9%	8.2%
Ditto - Suburbs	8.1%		8.2%	8.0%	11.2%	7.6%	9.9%	10.3%	9.2%	7.3%	7.8%	7.6%

	ST. JOSEPH, MO.				ST. LOUIS, MO.				ST. PAUL, MINN.			
	1942	1946	1948	1950	1942	1946	1948	1950	1942	1946	1948	1950
Value of lot - City	\$ 1,312	\$ 1,233	\$ 1,375	\$ 1,113	\$ 1,383	\$ 1,664	\$ 2,167	\$ 2,100	\$ 966	\$ 1,140	\$ 1,250	\$ 1,250
Ditto - Suburbs	612	625	675	638	1,250	1,656	1,807	1,870	662	730	717	933
Value of house & lot - City	7,312	12,625	14,250	14,500	8,183	15,357	17,967	18,200	9,016	14,900	17,400	21,333
Ditto - Suburbs	6,800	11,500	13,550	13,250	8,125	15,083	17,167	18,400	8,537	14,000	15,625	20,167
Monthly rent - City	66	66	100	118	66	99	141	155	82	108	121	158
Ditto - Suburbs	46	64	93	100	70	93	139	149	68	99	110	145
Taxes, owner occupancy - City	128	248	335	347	165	218	365	247	247	295	337	444
Ditto - Suburbs	114	138	204	203	140	204	227	231	98	141	124	350
Taxes, tenant occupancy - City	128	248	335	347	165	218	365	247	247	295	337	444
Ditto - Suburbs	114	138	204	203	140	204	227	231	126	161	196	400
Value 7 times monthly rent	108	188	143	128	120	185	125	117	110	138	144	135
Ditto - Suburbs	148	160	144	133	116	162	124	123	126	141	142	139
Annual rent as % of value	11.2%	6.3%	8.4%	8.5%	10.9%	7.7%	9.8%	10.2%	10.9%	8.7%	8.3%	8.9%
Ditto - Suburbs	8.1%	6.7%	8.4%	8.1%	10.3%	7.4%	8.7%	9.7%	9.6%	8.5%	8.4%	8.6%

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

ST. PETERSBURG, FLA.

	1942	1946	1948	1950
Value of lot - City	\$ 784	\$ 1,717	\$ 1,900	\$ 1,700
Ditto - Suburbs	487	330	467	950
Value of house & lot - City	7,333	15,000	22,000	17,000
Ditto - Suburbs	6,500	11,375	18,500	14,125
Monthly rent - City	83	108	133	154
Ditto - Suburbs	60	75	125	134
Taxes, owner occupancy - City	106	184	88	185
Ditto - Suburbs	43	53	43	90
Taxes, tenant occupancy - City	306	227	225	260
Ditto - Suburbs	99	108	116	180
Value ? times monthly rent	115	141	165	169
Ditto - Suburbs	138	157	158	139
Annual rent as % of value	10.3%	8.5%	7.3%	11.0%
Ditto - Suburbs	11.1%	7.9%	7.7%	10.0%

SALT LAKE CITY, UTAH

	1942	1946	1948	1950
Value of lot - City	\$ 480	\$ 1,500	\$ 1,817	\$ 2,500
Ditto - Suburbs	550	913	1,100	1,683
Value of house & lot - City	9,250	13,750	19,000	20,500
Ditto - Suburbs	8,000	14,500	18,000	19,333
Monthly rent - City	88	111	125	182
Ditto - Suburbs	75	96	110	142
Taxes, owner occupancy - City	183	273	180	280
Ditto - Suburbs	95	171	125	207
Taxes, tenant occupancy - City	183	273	180	280
Ditto - Suburbs	95	171	125	207
Value ? times monthly rent	105	142	152	127
Ditto - Suburbs	107	144	154	136
Annual rent as % of value	11.4%	8.5%	7.9%	9.3%
Ditto - Suburbs	11.3%	8.1%	7.3%	8.6%

SAN ANTONIO, TEX.

	1942	1946	1948	1950
Value of lot - City	\$ 1,125	\$ 1,450	\$ 1,875	\$ 1,750
Ditto - Suburbs	980	1,183	1,750	1,000
Value of house & lot - City	8,277	18,333	19,500	19,250
Ditto - Suburbs	8,218	17,333	17,500	18,000
Monthly rent - City	73	133	150	182
Ditto - Suburbs	74	125	138	150
Taxes, owner occupancy - City	170		452	
Ditto - Suburbs	38		275	
Taxes, tenant occupancy - City	180		452	450
Ditto - Suburbs	52		275	125
Value ? times monthly rent	112	158	130	119
Ditto - Suburbs	111	159	137	107
Annual rent as % of value	10.8%	8.7%	9.2%	10.1%
Ditto - Suburbs	10.8%	8.7%	9.5%	11.5%

SAN DIEGO, CALIF.

	1942	1946	1948	1950
Value of lot - City	\$ 1,023	\$ 1,421	\$ 2,680	\$ 2,683
Ditto - Suburbs	716	1,193	2,540	2,687
Value of house & lot - City	8,733	14,929	19,214	18,917
Ditto - Suburbs	8,333	13,583	18,750	16,167
Monthly rent - City	78	88	150	129
Ditto - Suburbs	68	85	131	110
Taxes, owner occupancy - City	213	251	283	302
Ditto - Suburbs	159	171	228	227
Taxes, tenant occupancy - City	213	251	283	302
Ditto - Suburbs	159	171	228	227
Value ? times monthly rent	112	170	128	131
Ditto - Suburbs	128	180	143	147
Annual rent as % of value	10.7%	7.1%	9.4%	9.2%
Ditto - Suburbs	9.5%	7.5%	8.4%	8.2%

SAN FRANCISCO, CALIF.

	1942	1946	1948	1950
Value of lot - City	\$ 2,025	\$ 4,375	\$ 4,000	\$ 5,000
Ditto - Suburbs	1,416	2,333	2,750	2,500
Value of house & lot - City	9,688	15,250	20,100	21,000
Ditto - Suburbs	8,750	11,500	18,000	18,750
Monthly rent - City	91	100	158	180
Ditto - Suburbs	85	80	125	150
Taxes, owner occupancy - City	207	269	307	383
Ditto - Suburbs	171	181	227	325
Taxes, tenant occupancy - City	207	269	307	383
Ditto - Suburbs	171	181	227	325
Value ? times monthly rent	107	153	127	117
Ditto - Suburbs	103	144	152	112
Annual rent as % of value	11.3%	7.9%	9.4%	10.3%
Ditto - Suburbs	11.7%	8.3%	7.9%	10.7%

SAN JOSE, CALIF.

	1942	1946	1948	1950
Value of lot - City	\$ 1,750	\$ 1,950	\$ 2,500	\$ 2,207
Ditto - Suburbs	825	1,300	1,860	1,465
Value of house & lot - City	7,400	17,800	19,700	18,150
Ditto - Suburbs	7,087	16,500	18,300	17,072
Monthly rent - City	84	103	153	187
Ditto - Suburbs	58	91	150	151
Taxes, owner occupancy - City	153	196	246	263
Ditto - Suburbs	116	141	170	194
Taxes, tenant occupancy - City	153	196	246	263
Ditto - Suburbs	116	141	170	194
Value ? times monthly rent	116	173	129	109
Ditto - Suburbs	127	181	122	113
Annual rent as % of value	10.4%	6.9%	9.3%	11.0%
Ditto - Suburbs	9.5%	6.6%	9.6%	10.6%

SEATTLE, WASH.

	1942	1946	1948	1950
Value of lot - City	\$ 1,187	\$ 1,421	\$ 1,875	\$ 1,958
Ditto - Suburbs	833	1,100	1,313	1,517
Value of house & lot - City	9,375	17,600	18,000	18,587
Ditto - Suburbs	8,688	16,700	18,875	15,584
Monthly rent - City	88	126	131	130
Ditto - Suburbs	77	110	121	109
Taxes, owner occupancy - City	147	164	199	188
Ditto - Suburbs	110	120	153	146
Taxes, tenant occupancy - City	147	164	199	188
Ditto - Suburbs	110	120	153	146
Value ? times monthly rent	107	140	137	127
Ditto - Suburbs	113	152	139	143
Annual rent as % of value	11.3%	8.6%	9.7%	9.4%
Ditto - Suburbs	10.7%	7.9%	8.6%	8.4%

SHREVEPORT, LA.

	1942	1946	1948	1950
Value of lot - City	\$ 1,000	\$ 1,538	\$ 2,187	\$ 2,075
Ditto - Suburbs	350	813	1,750	1,208
Value of house & lot - City	7,375	12,188	16,333	17,333
Ditto - Suburbs	6,125	10,375	14,500	15,667
Monthly rent - City	68	72	120	125
Ditto - Suburbs	53	58	87	100
Taxes, owner occupancy - City	113	158	225	222
Ditto - Suburbs	84	81	90	100
Taxes, tenant occupancy - City	135	193	277	288
Ditto - Suburbs	31	78	123	140
Value ? times monthly rent	109	169	138	139
Ditto - Suburbs	118	179	167	157
Annual rent as % of value	11.1%	7.1%	8.6%	8.7%
Ditto - Suburbs	10.4%	6.7%	7.2%	7.7%

SIOUX CITY, IOWA

	1942	1946	1948	1950
Value of lot - City	\$ 783	\$ 1,214	\$ 1,250	\$ 1,383
Ditto - Suburbs		427	1,000	800
Value of house & lot - City	7,316	13,107	17,187	18,375
Ditto - Suburbs		11,167	16,000	15,500
Monthly rent - City	58	77	108	150
Ditto - Suburbs		75	90	125
Taxes, owner occupancy - City	144	138	198	240
Ditto - Suburbs		88	168	101
Taxes, tenant occupancy - City	206	308	310	303
Ditto - Suburbs		143	250	183
Value ? times monthly rent	138	170	159	123
Ditto - Suburbs		148	178	124
Annual rent as % of value	9.5%	7.0%	7.6%	9.6%
Ditto - Suburbs		6.1%	8.6%	9.7%

SOUTH BEND, IND.

	1942	1946	1948	1950
Value of lot - City	\$ 787	\$ 1,421	\$ 1,250	\$ 1,713
Ditto - Suburbs	375	834	900	988
Value of house & lot - City	8,300	13,714	16,887	19,700
Ditto - Suburbs	7,750	12,583	16,500	17,750
Monthly rent - City	81	99	95	125
Ditto - Suburbs	56	89	102	110
Taxes, owner occupancy - City	183	200	250	251
Ditto - Suburbs	94	124	207	254
Taxes, tenant occupancy - City	183	200	250	251
Ditto - Suburbs	94	124	207	254
Value ? times monthly rent	126	138	178	156
Ditto - Suburbs	138	141	165	181
Annual rent as % of value	8.8%	8.7%	8.9%	7.6%
Ditto - Suburbs	8.7%	8.5%	7.3%	7.4%

SPOKANE, WASH.

	1942	1946	1948	1950
Value of lot - City	\$ 650	\$ 895	\$ 1,250	\$ 1,417
Ditto - Suburbs	325	455	594	850
Value of house & lot - City	8,033	12,500	18,150	20,500
Ditto - Suburbs	7,125	11,750	17,750	19,583
Monthly rent - City	72	85	128	170
Ditto - Suburbs	68	73	123	170
Taxes, owner occupancy - City	139	166	213	250
Ditto - Suburbs	103	129	178	225
Taxes, tenant occupancy - City	139	166	213	250
Ditto - Suburbs	103	129	178	225
Value ? times monthly rent	112	147	142	121
Ditto - Suburbs	105	181	144	
Annual rent as % of value	10.8%	8.2%	8.5%	10.0%
Ditto - Suburbs	11.5%	7.5%	8.3%	

SPRINGFIELD, ILL.

	1942	1946	1948	1950
Value of lot - City	\$ 1,300	\$ 2,167	\$ 2,000	
Ditto - Suburbs	1,000		1,900	1,350
Value of house & lot - City	9,250		18,500	18,500
Ditto - Suburbs	8,850		18,000	17,900
Monthly rent - City	70		115	113
Ditto - Suburbs	65		115	
Taxes, owner occupancy - City	153		290	273
Ditto - Suburbs	128		200	
Taxes, tenant occupancy - City	153		290	273
Ditto - Suburbs	128		200	
Value ? times monthly rent	132		161	164
Ditto - Suburbs	138		159	
Annual rent as % of value	9.1%		7.5%	7.3%
Ditto - Suburbs	8.8%		7.3%	

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

SPRINGFIELD, MASS.					SPRINGFIELD, OHIO					STOCKTON, CALIF.				
	1942	1946	1948	1950		1942	1946	1948	1950		1942	1946	1948	1950
Value of lot - City	\$ 886	\$ 1,050	\$ 1,175	\$ 983	\$ 1,233	\$ 1,200	\$ 1,500	\$ 1,530	\$ 833	\$ 1,556	\$ 1,750	\$ 2,000	\$ 2,000	\$ 2,000
Ratio - Suburbs	886	856	850	967	846	700	1,300	1,070	583	738	1,350	1,625	1,625	1,625
Value of house & lot - City	8,600	12,125	15,200	13,667	8,700	14,000	17,375	15,583	9,000	17,147	15,000	19,400	19,400	19,400
Ratio - Suburbs	8,333	11,338	14,350	13,750	7,733	12,867	16,875	13,480	7,830	16,550	12,000	18,400	18,400	18,400
Monthly rent - City	85	84	125	122	80	78	109	106	83	94	150	134	134	134
Ratio - Suburbs	87	81	131	119	97	76	106	106	70	83	135	120	120	120
Taxes, owner occupancy - City	267	301	310	346	102	113	225	226	100	229	400	418	418	418
Ratio - Suburbs	205	256	232	273	87	80	163	173	105	156	325	300	300	300
Taxes, tenant occupancy - City	267	301	310	346	102	113	225	226	100	229	400	418	418	418
Ratio - Suburbs	205	256	232	273	87	80	163	173	105	156	325	300	300	300
Value 7 times monthly rent	101	144	122	112	145	180	159	150	109	183	100	156	156	156
Ratio - Suburbs	90	140	124	116	136	163	150	127	112	156	96	153	153	153
Annual rent as % of value	11.0%	8.3%	9.9%	10.7%	8.3%	6.7%	7.8%	8.3%	11.1%	6.9%	12.0%	7.7%	7.7%	7.7%
Ratio - Suburbs	12.2%	8.6%	9.7%	10.4%	8.6%	7.4%	7.5%	9.4%	10.7%	6.2%	12.5%	7.8%	7.8%	7.8%

SYRACUSE, N. Y.					TERRE HAUTE, IND.					TOLEDO, OHIO				
	1942	1946	1948	1950		1942	1946	1948	1950		1942	1946	1948	1950
Value of lot - City	\$ 700	\$ 1,440	\$ 1,042	\$ 1,175	\$ 1,000	\$ 971	\$ 1,007	\$ 1,370	\$ 1,467	\$ 1,467	\$ 1,783	\$ 1,700	\$ 1,700	\$ 1,700
Ratio - Suburbs	700	1,150	867	1,300	750	817	795	1,210	1,112	1,413	1,367	1,367	1,367	1,367
Value of house & lot - City	8,875	14,400	16,350	16,375	8,300	11,929	14,083	17,350	10,875	19,333	18,583	18,583	18,583	18,583
Ratio - Suburbs	8,875	14,375	19,616	16,625	8,250	11,250	13,883	17,600	10,437	18,300	17,583	17,583	17,583	17,583
Monthly rent - City	73	81	133	131	59	81	91	130	91	139	131	131	131	131
Ratio - Suburbs	75	73	128	131	60	89	89	130	87	127	122	122	122	122
Taxes, owner occupancy - City	250	422	383	396	193	220	269	343	171	236	200	200	200	200
Ratio - Suburbs	120	138	167	194	92	108	163	230	144	199	183	183	183	183
Taxes, tenant occupancy - City	250	422	383	396	193	220	269	343	171	236	200	200	200	200
Ratio - Suburbs	120	138	167	194	93	108	163	230	144	199	183	183	183	183
Value 7 times monthly rent	122	178	122	125	144	147	155	133	120	139	142	142	142	142
Ratio - Suburbs	188	197	124	127	138	163	154	135	120	144	144	144	144	144
Annual rent as % of value	9.9%	6.0%	9.0%	9.6%	8.3%	8.1%	7.8%	9.0%	10.0%	8.6%	8.5%	8.5%	8.5%	8.5%
Ratio - Suburbs	10.1%	6.1%	9.7%	9.6%	8.7%	7.4%	7.7%	8.9%	10.0%	8.3%	8.3%	8.3%	8.3%	8.3%

TOPEKA, KAN.					TRENTON, N. J.					TULSA, OKLA.				
	1942	1946	1948	1950		1942	1946	1948	1950		1942	1946	1948	1950
Value of lot - City	\$ 506	\$ 817	\$ 1,000	\$ 1,300	\$ 1,016	\$ 1,800	\$ 1,360	\$ 1,400	\$ 880	\$ 1,625	\$ 1,625	\$ 1,625	\$ 1,625	\$ 1,625
Ratio - Suburbs	350	610	608	700	675	1,300	985	1,225	850	1,386	1,386	1,386	1,386	1,386
Value of house & lot - City	7,083	13,250	16,000	14,667	7,500	12,700	16,083	16,083	7,700	16,563	16,563	16,563	16,563	16,563
Ratio - Suburbs	6,550	12,100	13,600	12,667	7,125	12,700	16,333	16,333	7,500	16,333	16,333	16,333	16,333	16,333
Monthly rent - City	93	83	96	106	83	95	121	129	78	131	131	131	131	131
Ratio - Suburbs	55	73	71	97	40	83	115	121	70	113	113	113	113	113
Taxes, owner occupancy - City	180	237	218	245	291	425	454	415	131	241	241	241	241	241
Ratio - Suburbs	89	174	107	100	201	199	233	260	95	163	163	163	163	163
Taxes, tenant occupancy - City	180	237	218	245	291	425	454	415	131	241	241	241	241	241
Ratio - Suburbs	89	174	107	100	201	199	233	260	95	163	163	163	163	163
Value 7 times monthly rent	112	180	167	140	119	134	133	136	90	126	126	126	126	126
Ratio - Suburbs	119	166	183	131	119	137	142	131	107	138	138	138	138	138
Annual rent as % of value	10.7%	7.5%	7.2%	8.6%	10.1%	9.0%	9.0%	9.6%	12.1%	9.6%	9.6%	9.6%	9.6%	9.6%
Ratio - Suburbs	10.1%	7.2%	6.8%	9.2%	10.1%	8.8%	8.4%	9.2%	11.2%	8.7%	8.7%	8.7%	8.7%	8.7%

WACO, TEX.					WARREN, OHIO					WASHINGTON, D. C.				
	1942	1946	1948	1950		1942	1946	1948	1950		1942	1946	1948	1950
Value of lot - City	\$ 500	\$ 950	\$ 1,337	\$ 1,000	\$ 750	\$ 850	\$ 1,350	\$ 1,380	\$ 750	\$ 2,875	\$ 2,875	\$ 2,875	\$ 2,875	\$ 2,875
Ratio - Suburbs	537	575	1,100	825	250	320	650	750	250	1,750	1,900	1,900	1,900	1,900
Value of house & lot - City	5,930	13,800	16,000	17,667	8,500	10,320	16,000	15,460	7,500	17,837	21,200	21,200	21,200	21,200
Ratio - Suburbs	5,537	12,417	14,000	16,333	7,500	8,000	14,167	12,900	7,500	16,333	19,050	19,050	19,050	19,050
Monthly rent - City	90	92	144	125	80	73	106	97	80	118	161	161	161	161
Ratio - Suburbs	45	76	109	100	80	59	87	71	71	110	146	146	146	146
Taxes, owner occupancy - City	148	223	238	353	152	152	150	150	152	178	213	213	213	213
Ratio - Suburbs	56	87	63	95	113	113	104	104	113	155	167	167	167	167
Taxes, tenant occupancy - City	103	245	251	353	152	152	150	150	152	178	213	213	213	213
Ratio - Suburbs	73	116	85	95	113	113	104	104	113	155	167	167	167	167
Value 7 times monthly rent	110	151	111	141	125	141	148	159	125	152	133	133	133	133
Ratio - Suburbs	123	169	138	163	125	153	163	162	125	146	133	133	133	133
Annual rent as % of value	10.1%	8.0%	10.8%	8.9%	8.6%	8.5%	8.1%	7.5%	8.6%	7.9%	9.1%	9.1%	9.1%	9.1%
Ratio - Suburbs	9.6%	7.3%	9.3%	7.3%	8.6%	7.9%	7.4%	6.6%	8.6%	8.1%	9.0%	9.0%	9.0%	9.0%

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

WATERBURY, CONN.

	1942	1946	1948	1950
Value of lot - City	\$ 1,312	\$ 1,325	\$ 2,000	\$ 1,800
Ditto - Suburbs	737	800	1,500	975
Value of house & lot - City	9,237	11,625	10,000	15,825
Ditto - Suburbs	7,625	10,750	10,000	16,125
Monthly rent - City	82	85	100	115
Ditto - Suburbs	55	85	100	108
Taxes, owner occupancy - City	209	264	260	352
Ditto - Suburbs	134	179	250	210
Taxes, tenant occupancy - City	206	264	260	352
Ditto - Suburbs	134	170	250	210
Value ? times monthly rent	133	137	100	140
Ditto - Suburbs	139	134	100	145
Annual rent as % of value	9.0%	8.8%	12.0%	8.0%
Ditto - Suburbs	8.6%	8.9%	12.0%	8.0%

WATERLOO, IOWA

	1942	1946	1948	1950
Value of lot - City	\$ 875	\$ 1,106	\$ 1,775	\$ 1,850
Ditto - Suburbs	625	625	816	970
Value of house & lot - City	8,625	15,794	17,375	17,100
Ditto - Suburbs	8,750	12,670	15,000	14,400
Monthly rent - City	60	74	96	111
Ditto - Suburbs	46	72	90	104
Taxes, owner occupancy - City	177	144	348	236
Ditto - Suburbs	60	59	192	123
Taxes, tenant occupancy - City	246	270	410	300
Ditto - Suburbs	146	83	254	170
Value ? times monthly rent	144	166	177	154
Ditto - Suburbs	141	178	187	138
Annual rent as % of value	8.3%	8.4%	8.6%	7.8%
Ditto - Suburbs	8.6%	8.8%	7.2%	8.7%

WHEELING, W. VA.

	1942	1946	1948	1950
Value of lot - City	\$ 1,116	\$ 2,167	\$ 2,750	\$ 3,000
Ditto - Suburbs	1,068	1,300	1,300	1,500
Value of house & lot - City	9,250	12,500	15,875	17,000
Ditto - Suburbs	7,416	10,750	12,375	13,625
Monthly rent - City	57	73	93	92
Ditto - Suburbs	45	64	72	72
Taxes, owner occupancy - City	85	89	94	104
Ditto - Suburbs	42	51	78	85
Taxes, tenant occupancy - City	130	138	187	209
Ditto - Suburbs	84	101	180	109
Value ? times monthly rent	162	171	171	185
Ditto - Suburbs	165	168	172	185
Annual rent as % of value	7.4%	7.0%	7.0%	6.5%
Ditto - Suburbs	7.3%	7.1%	7.0%	6.9%

WICHITA, KAN.

	1942	1946	1948	1950
Value of lot - City	\$ 743		\$ 1,313	\$ 1,430
Ditto - Suburbs	521		850	760
Value of house & lot - City	6,667		15,000	15,300
Ditto - Suburbs	6,375		13,633	15,300
Monthly rent - City	63		96	118
Ditto - Suburbs	56		96	104
Taxes, owner occupancy - City	193		294	372
Ditto - Suburbs	83		91	166
Taxes, tenant occupancy - City	193		294	372
Ditto - Suburbs	83		91	166
Value ? times monthly rent	106		156	139
Ditto - Suburbs	114		141	146
Annual rent as % of value	11.3%		7.7%	9.3%
Ditto - Suburbs	10.9%		8.9%	8.2%

WILKES-BARRE, PA.

	1942	1946	1948	1950
Value of lot - City	\$ 1,020	\$ 1,960	\$ 3,375	\$ 2,330
Ditto - Suburbs	1,067	1,240	1,250	1,150
Value of house & lot - City	8,937	10,100	13,250	14,400
Ditto - Suburbs	8,462	8,900	12,000	12,300
Monthly rent - City	51	81	86	91
Ditto - Suburbs	46	66	76	77
Taxes, owner occupancy - City	176	184	230	221
Ditto - Suburbs	150	121	140	121
Taxes, tenant occupancy - City	176	184	230	221
Ditto - Suburbs	150	121	140	121
Value ? times monthly rent	156	125	154	156
Ditto - Suburbs	135	135	158	160
Annual rent as % of value	6.6%	9.0%	7.6%	7.6%
Ditto - Suburbs	6.9%	8.9%	7.6%	7.6%

WILMINGTON, DEL.

	1942	1946	1948	1950
Value of lot - City	\$ 2,542		\$ 2,400	\$ 2,434
Ditto - Suburbs	863		1,529	1,863
Value of house & lot - City	14,700		15,125	17,750
Ditto - Suburbs	7,562		14,714	15,167
Monthly rent - City			96	116
Ditto - Suburbs			95	120
Taxes, owner occupancy - City			173	233
Ditto - Suburbs			40	149
Taxes, tenant occupancy - City			173	233
Ditto - Suburbs			40	149
Value ? times monthly rent			153	130
Ditto - Suburbs			155	134
Annual rent as % of value			7.8%	8.2%
Ditto - Suburbs			7.7%	8.9%

WINSTON-SALEM, N. C.

	1942	1946	1948	1950
Value of lot - City	\$ 633	\$ 1,150	\$ 1,400	\$ 1,517
Ditto - Suburbs	450	780	850	967
Value of house & lot - City	6,166	11,167	12,500	15,833
Ditto - Suburbs	5,200	9,667	11,833	14,167
Monthly rent - City	48	61	96	80
Ditto - Suburbs	42	52	81	73
Taxes, owner occupancy - City	81		162	212
Ditto - Suburbs	20		36	42
Taxes, tenant occupancy - City	81		162	212
Ditto - Suburbs	20		36	42
Value ? times monthly rent	129	183	130	198
Ditto - Suburbs	126	186	146	194
Annual rent as % of value	9.3%	6.4%	9.2%	6.1%
Ditto - Suburbs	8.5%	6.9%	8.2%	6.3%

WORCESTER, MASS.

	1942	1946	1948	1950
Value of lot - City	\$ 800	\$ 1,340	\$ 1,267	\$ 1,267
Ditto - Suburbs	825	900	900	1,000
Value of house & lot - City	7,491	12,900	16,800	14,900
Ditto - Suburbs	6,966	11,800	16,400	14,300
Monthly rent - City	71	104	134	118
Ditto - Suburbs	59	93	118	110
Taxes, owner occupancy - City	222	354	385	329
Ditto - Suburbs	183	234	268	204
Taxes, tenant occupancy - City	222	354	385	329
Ditto - Suburbs	183	234	268	204
Value ? times monthly rent	106	134	134	123
Ditto - Suburbs	116	127	139	130
Annual rent as % of value	11.4%	9.7%	9.0%	9.8%
Ditto - Suburbs	10.3%	9.5%	8.6%	9.2%

YONKERS, N. Y.

	1942	1946	1948	1950
Value of lot - City	\$ 1,633	\$ 1,367	\$ 1,700	\$ 2,220
Ditto - Suburbs	1,375		1,300	1,133
Value of house & lot - City	7,106	13,621	19,000	18,200
Ditto - Suburbs	6,750		18,500	16,000
Monthly rent - City	60	106	200	170
Ditto - Suburbs	58		167	143
Taxes, owner occupancy - City	298	356	556	466
Ditto - Suburbs	213		300	330
Taxes, tenant occupancy - City	298	356	556	466
Ditto - Suburbs	213		300	330
Value ? times monthly rent	130	126	95	102
Ditto - Suburbs	116		111	112
Annual rent as % of value	10.0%	9.5%	12.6%	11.6%
Ditto - Suburbs	10.3%		10.6%	10.7%

YORK, PA.

	1942	1946	1948	1950
Value of lot - City	\$ 800		\$ 1,500	\$ 1,500
Ditto - Suburbs			750	1,070
Value of house & lot - City	5,250		15,000	14,300
Ditto - Suburbs			15,000	13,650
Monthly rent - City	50		125	85
Ditto - Suburbs			125	80
Taxes, owner occupancy - City	60		140	146
Ditto - Suburbs			50	85
Taxes, tenant occupancy - City	60		140	146
Ditto - Suburbs			50	85
Value ? times monthly rent	105		120	166
Ditto - Suburbs			120	171
Annual rent as % of value	11.4%		10.0%	7.1%
Ditto - Suburbs			10.0%	7.0%

YOUNGSTOWN, OHIO

	1942	1946	1948	1950
Value of lot - City	\$ 1,100	\$ 1,088	\$ 1,457	\$ 2,272
Ditto - Suburbs	850	968	1,371	2,267
Value of house & lot - City	9,833	12,625	16,357	15,783
Ditto - Suburbs	9,500	12,500	16,929	16,696
Monthly rent - City	75	85	125	103
Ditto - Suburbs	75	85	125	104
Taxes, owner occupancy - City	133	137	207	152
Ditto - Suburbs	99	112	161	144
Taxes, tenant occupancy - City	133	137	207	152
Ditto - Suburbs	99	112	161	144
Value ? times monthly rent	131	149	131	153
Ditto - Suburbs	127	159	134	161
Annual rent as % of value	9.2%	8.1%	9.3%	7.8%
Ditto - Suburbs	8.5%	7.6%	8.9%	7.5%

NATIONAL AVERAGE

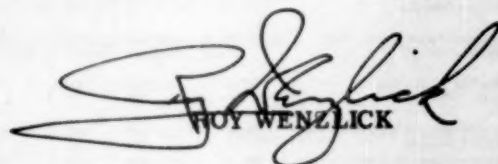
	1942	1946	1948	1950
Value of lot - City	\$ 1,071	\$ 1,534	\$ 1,617	\$ 1,840
Ditto - Suburbs	751	1,040	1,156	1,300
Value of house & lot - City	7,973	13,916	16,357	16,630
Ditto - Suburbs	7,443	12,956	15,600	15,580
Monthly rent - City	67	92	120	123
Ditto - Suburbs	62	83	106	110
*Taxes, owner & tenant occupancy - City	179	229	259	285
*Ditto - Suburbs	114	141	170	190
**Taxes, owner occupancy - City	132	182	216	225
**Ditto - Suburbs	61	93	99	119
**Taxes, tenant occupancy - City	188	231	229	294
**Ditto - Suburbs	102	133	146	172
Value ? times monthly rent	119	151	136	135
Ditto - Suburbs	120	156	147	142
Annual rent as % of value	10.1%	7.9%	8.8%	8.9%
Ditto - Suburbs	10.0%	7.7%	8.2%	8.5%

*Cities not having homestead tax exemption.

**Cities having homestead tax exemption.

(cont. from page 179)

of this building (not more than one year old) averaged 119 times the monthly rent in the city, and 120 times the monthly rent beyond the city limits. In 1946, however, the average within the city limits was 151 times the monthly rent, and beyond the city limits, 156. This doubtless shows some effect of rent control. In 1948 the value in the cities was 136 times the monthly rent, and beyond the city limits, 147. In April of this year the value in the cities was 135 times the monthly rent and beyond the city limits, 142.


ROY WENZLICK